Draft

PASEO DEL SOL SPECIFIC PLAN, PA-4/TTM 36483

Initial Study/Mitigated Negative Declaration

Prepared for
City of Temecula

July 2019
SCH #8707003

ESA

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PASEO DEL SOL SPECIFIC PLAN, PA-4/ TTM 36483

Initial Study/Mitigated Negative Declaration

General Information About This Initial Study

The purpose of this Initial Study (IS) is to evaluate the potential environmental effect associated with implementation of the 42.64-acre Paseo del Sol Specific Plan, Planning Area 4 (PA-4) Tentative Tract Map (TTM) 36483, the only remaining Planning Area yet to be developed within the Specific Plan, and to determine the appropriate California Environmental Quality (CEQA) Act document. In accordance with CEQA Guidelines (Title 14, California Code of Regulations [CCR], Section 15000 et seq.), this IS includes a brief description of the project, a description of the environmental setting, identification and explanation of potential environmental impacts, a discussion of the significance of the impacts and proposed mitigation (where required), and an analysis of the project's consistency with existing City of Temecula land use policies.

The City of Temecula, as the lead agency, has determined that a mitigated negative declaration (MND), based upon this IS, is the appropriate CEQA document for the project. The project will not result in any unmitigated significant unavoidable impacts. All applicable mitigation measures for previously identified impacts associated with the Certified Environmental Impact Report (EIR) and previous Addenda would be implemented as part of this project. For potentially significant impacts not previously addressed in the Certified EIR (SCH 8707003 – 1988) and four EIR Addenda, mitigation measures will be implemented to reduce the impact to a less-than-significant level. Therefore, an MND is the appropriate environmental document for this project. This IS/MND tiers off of the previously certified and adopted CEQA documents pursuant to CEQA Guidelines Sections 15177 and 15385, to focus the analysis on current project specific design features and associated environmental analysis. A detailed discussion of the previously certified/adopted CEQA documents is contained in Section 6 of the IS.

California Environmental Quality Act (CEQA) Requirements and Guidelines for Implementing CEQA

As defined by CEQA Guidelines Section 15063, an **initial study** is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an EIR, negative declaration, or MND would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to CEQA Guidelines Section 15065, an **EIR** is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a **negative declaration** is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a **mitigated negative declaration** is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to less-than-significant levels.

It is not the intent of this document to "overlap" or restate project mitigation measures or conditions of approval previously certified, approved or adopted for the proposed project or Specific Plan. In addition, other standard requirements and regulations that any development projects must comply with, or that are outside the City's jurisdiction, are also not considered mitigation measures and therefore, will not be identified/restated in this document.

This IS has determined that the proposed applications will not result in any unmitigated significant environmental impacts and therefore, an MND is deemed as the appropriate document to provide necessary environmental evaluations and clearance.

This IS/MND is prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code Section 21000 et. seq.). In accordance with CEQA Guidelines Section 15050, the Lead Agency is the public agency which has the principal responsibility for approving the necessary environmental clearances and analyses for any project in the City. Pursuant to CEQA Guidelines Section 15050, and Section 1.2 of the Temecula Environmental Review Procedures Handbook, (approved by Resolution No. 09-29 of the Temecula City Council) the City of Temecula is designated as the Lead Agency for both publicly and privately initiated projects. Consequently, the City is responsible for ensuring all projects comply with CEQA, pursuant to Section 17.01 of the Temecula Municipal Code. In addition, pursuant to Section 17.03.010 of the Temecula Municipal Code, the City of Temecula City Council, Planning Commission and/or Director of Community Development have the principal authority and responsibility for reviewing and approving projects and the necessary environmental clearances and analyses.

This IS/MND is an informational document which is intended to inform decision makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed applications. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts.

Initial Study Checklist

1. Project Title

Paseo del Sol Specific Plan, PA-4/Tentative Tract Map 36483

2. Lead Agency Name and Address

City of Temecula
Community Development Department
41000 Main Street
Temecula, California 92590

3. Contact Person and Phone Number

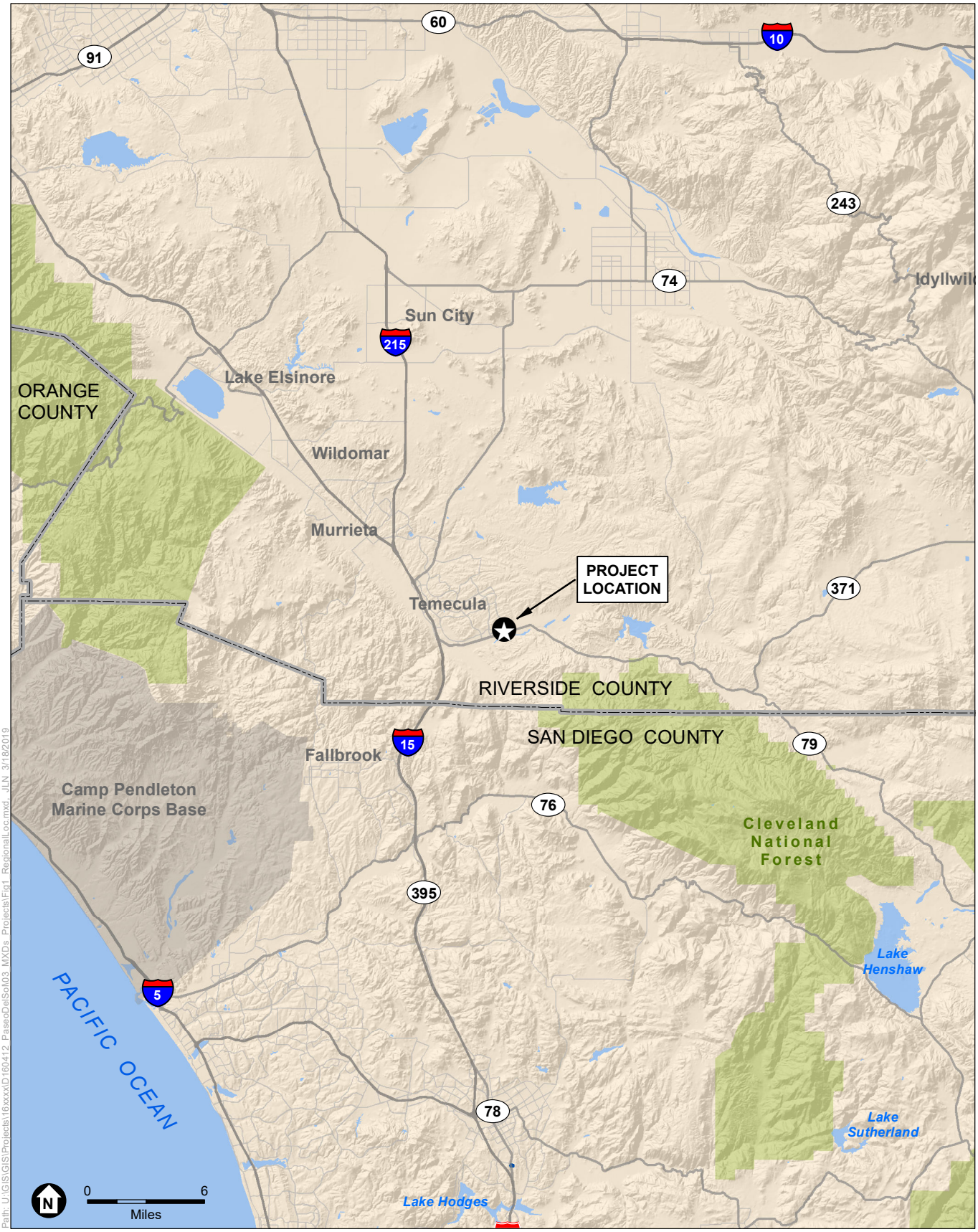
Eric Jones, Associate Planner 1
951.506.5115

4. Project Sponsor's Name and Address

Woodside 05S, LP
11870 Pierce Street, Suite 250
Riverside, CA 992505

5. Project Location and Existing Site Conditions

The Paseo del Sol Specific Plan area, which encompasses approximately 1,391.5 acres of land, is bounded by Pauba Road on the north, Temecula Parkway (Highway 79 south) on the south, Butterfield Stage Road to the east, and Margarita Road to the west. The Paseo del Sol Specific Plan is divided into 38 planning areas, with a total of 5,137 allowable residential dwelling units. The proposed project encompasses the 42.64-acre PA-4, which is the last undeveloped portion of the Specific Plan, and proposes 168 single-family residential lots, a community park, open space/trails, and major drainage and water quality improvements. PA-4 is currently designated as Medium Density Residential (2 du/ac–5 du/ac), with a target 188 residential unit count in the Specific Plan and is zoned Specific Plan. The General Plan designates the project site as Low Medium Residential (3 du/ac–6 du/ac). The project site currently contains a series of temporary drainage facilities (earthen channels, basins and erosion control features, designed to convey stormwater through the site, until such time as permanent facilities are constructed. The project site's regional location and vicinity map are shown in Figures 1 and 2, respectively. Figure 3 depicts the current proposed configuration for TTM 36483. Figure 4 shows the landscape/habitat restoration concept and Figure 5 depicts the drainage plan.



SOURCE: ESRI

Tentative Tract Map 36483 / Pasco Del Sol PA-4

Figure 1
Regional Location

ESA

SOURCE: ESRI

Tentative Tract Map 36483 / Pasco Del Sol PA-4

Figure 2
Vicinity Map

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6. Previous CEQA Documents

The Paseo del Sol Specific Plan EIR (the Certified EIR) was approved and certified by the County of Riverside on September 6, 1988. Subsequently, nine Specific Plan Amendments and four EIR Addenda have been prepared for the Specific Plan, and the project area was included in the City of Temecula, during incorporation in 1989. Addendum No. 1 was prepared in conjunction with Specific Plan Amendment Nos. 1, 2, 3, and 4 of the Paseo del Sol Specific Plan and was adopted by the Temecula City Council in 1992. When Specific Plan Amendment Nos. 5 and 6 were approved in January 1997 and January 1998, respectively, the City Council determined that the project was consistent with the 1988 EIR which had already been prepared. Therefore, the Council concluded that no further environmental analysis was required for these amendments. Addendum No. 2 was adopted on March 17, 1999, by the City of Temecula. Addendum No. 2 evaluated Specific Plan land uses changes such as facilities for the aged, congregate care residential facilities, an information center and nursery schools, and found that no additional CEQA environmental impact evaluation would be required. Addendum No. 3 evaluated the potential impacts resulting from Specific Plan Amendment No. 7. Addendum No. 4, which was prepared in conjunction with Specific Plan Amendment No. 8, evaluated the reduction of the total number of dwelling units within the overall Paseo del Sol Specific Plan to allow for more land to be allocated to single-family detached residential units. Amendment No. 8 also removed the elementary school site since the Temecula Valley Unified School District (TVUSD) indicated that the site was no longer needed.

The Certified EIR and all four Addenda are hereby incorporated by reference into this document, which is tiered pursuant to CEQA Guidelines Section 15152. In compliance with Section 15152(g), the City as lead agency advises that it is using tiering for this environmental review as discussed above, and that copies of the Certified EIR and subsequent Addenda are available at the City of Temecula Community Development, 41000 Main Street, Temecula, California 92590.

Specific Plan Amendment No. 8 established the current Specific Plan land use designation for PA-4 and the project site, and EIR Addendum No. 4 evaluated any change in impacts as a result of the Specific Plan Amendment. EIR Addendum No. 4 evaluated each environmental factor originally analyzed in the certified EIR and previous three EIR Addenda, and determined that none of the environmental impacts increased beyond what had already been documented. Several of the environmental impacts were reduced due to the reduction in the number of residential units in the Specific Plan. Please refer to EIR Addendum No. 4 for specific details of that analysis. TTM 36483 proposes a total of 168 residential units, 20 less than that allowed by the Specific Plan for PA-4, which will result in reduced impacts as compared to the projects evaluated in the Certified EIR and four EIR Addenda.

SOURCE: Michael Barker International

Tentative Tract Map 36483 / Paseo Del Sol PA-4

Figure 3
Tentative Tract Map 36483

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SOURCE: SMP

Tentative Tract Map 36483 / Paseo Del Sol PA-4

Figure 4
Conceptual Landscape and Habitat Restoration Plan

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7. Project Description

The Paseo del Sol Specific Plan (Specific Plan 219) was originally prepared and approved as a master planned community within the unincorporated County of Riverside, and subsequent phases have been processed through the City of Temecula, within the framework of a detailed and comprehensive multi-disciplinary planning program. The Paseo del Sol Specific Plan divides the development into 38 planning areas.

Tentative Tract Map 36483

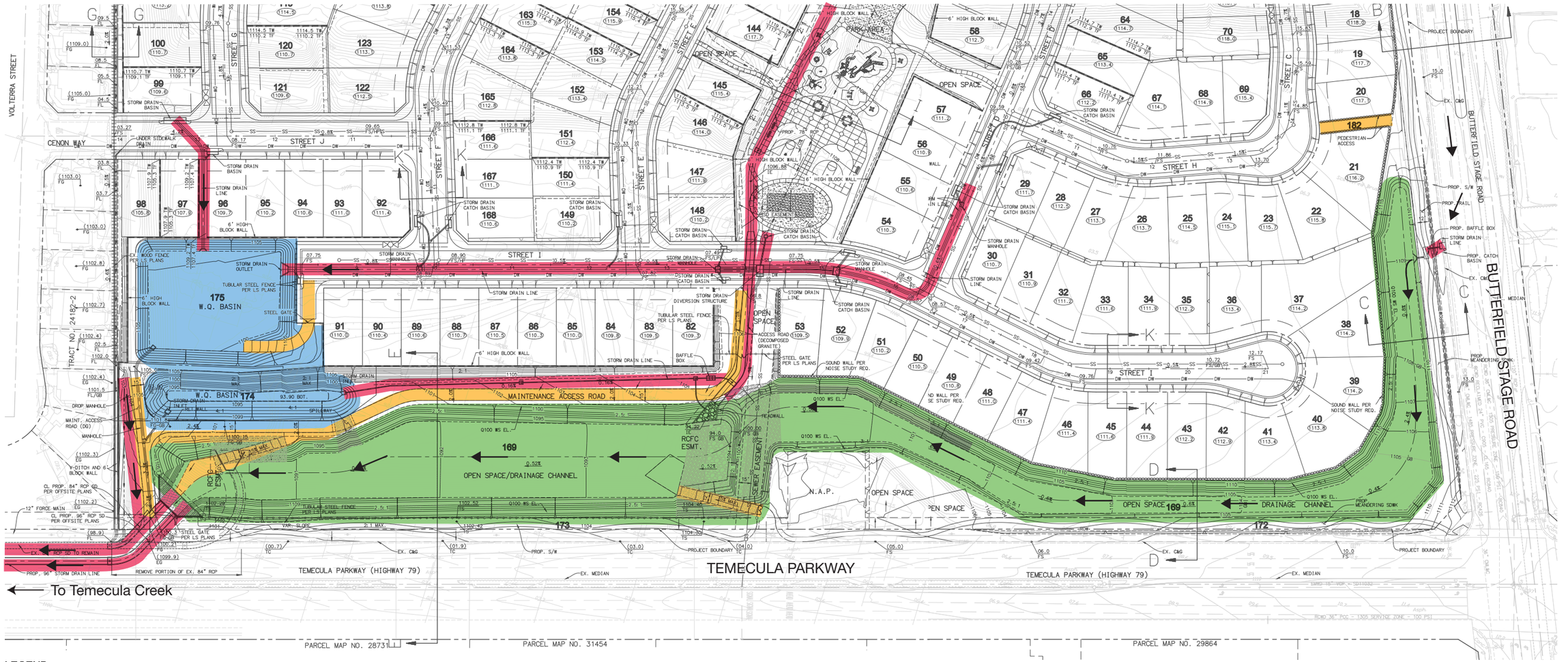
TTM 36483 proposes the development of 168 residential units on the 42.64-acre project site. PA-4 in the Specific Plan is planned for the development of medium density residential land use at a density of 2 du/ac–5 du/ac. The proposed density is 3.9 du/ac, which is consistent with the Specific Plan density range. Amendment No. 8 to the Specific Plan has a target density of 4.4 du/ac which would allow for the development of up to 188 dwelling units.

For the proposed project, TTM 36483 proposes to decrease the land use density to 3.9 du/ac, which is consistent with the density range of 2 du/ac–5 du/ac and adheres to the Specific Plan medium density land use designation. The project is proposing 168 dwelling units, which is consistent with the allowable development of 174 dwelling units from the last approved specific plan amendment. The project also proposes approximately 2.1 acres of community park and 5.7 acres of open space.

PA-4 (42.64 acres) is designated Medium Density Residential (2 du/ac–5 du/ac) in the Specific Plan, with a target residential unit count of 188. This IS/MND focuses on PA-4, including revised TTM 36483 and associated drainage and water quality improvements. TTM 36483 proposes 168 residential lots, public streets, a community park, open space/trails and drainage/water quality improvements. Minimum residential lot size is 5,000 square feet, with an average lot size of 5,800 square feet. The stormwater/water quality improvements are designed to convey stormwater through the project site and replace the existing temporary on-site drainage facilities. In addition, the project proposes to create habitat on site within the proposed drainage and water quality facilities to mitigate biological impacts created by implementation of the proposed project, in accordance with resource agency permit requirements. The proposed project is consistent with the existing Specific Plan, General Plan and zoning/land use designations. The TTM and associated drainage and water quality facilities are summarized in Table 1-1.

TABLE 1-1
PA-4/TENTATIVE TRACT MAP 36483 LAND USE SUMMARY

Lot Number/Letter	Proposed Land Use
1–168	Single Family Residential
169, 171–177	Drainage Channel/Habitat Restoration/Open Space –HOA Maintained
170	Community Park
A–J	Streets



LEGEND

RIGHT OF WAY	ROW	EXISTING ELEVATION	(1158)	TUBULAR STEEL FENCE	DRAINAGE CHANNEL/HABITAT RESTORATION
TOP OF CURB	TC	FINISHED FLOOR	FF	PAD ELEVATION	WATER QUALITY BASIN
FLOW LINE	FL	FINISHED CONTOUR	1190	FIRE HYDRANT	STORM DRAIN
PROPERTY LINE	P	EXISTING CONTOUR	1190	FIRE DEPT. CONNECTION/ POST INDICATOR VALVE	CHANNEL/BASIN MAINTENANCE ACCESS ROAD
CENTER LINE	℄	TOP		SEWER MANHOLE	DIRECTION OF FLOW
HIGH POINT	HP	TOE		STORM MANHOLE	
LOW POINT	LP	RIGHT OF WAY		STORM DRAIN INLET	
FINISHED GRADE	FG	CENTERLINE		STORM DRAIN OUTLET	
FINISHED SURFACE	FS	RETAINING WALL		JUNCTION STRUCTION	
GRADE BREAK	GB	SIDEWALK		LOT NUMBER	106
FIRE HYDRANT	FH	SEWER LINE	SS	STREET LIGHTS	
CURB & GUTTER	C&G	EXISTING SEWER LINE		FEMA FLOODPLAIN LIMITS	
SIDEWALK	S/W	DOMESTIC WATER LINE	DW		
EDGE OF PAVEMENT	EP	EXISTING WATER LINE			
STORM DRAIN	SD	STORM DRAIN LINE			
EXISTING	EX	EXISTING STORM DRAIN LINE			
PROPOSED	PROP	SOUND WALL			
		EX. WOOD FENCE			

0 200 Feet

SOURCE: Michael Barker International

Tentative Tract Map 36483 / Paseo Del Sol PA-4

Figure 5
Drainage and Water Quality Plan

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Drainage

The project site is located within the Temecula Creek watershed, near the confluence of Temecula Creek and Murrieta Creek. The site generally drains in an east to west direction, and is eventually tributary to Temecula Creek through a number of existing culvert crossings of Temecula Parkway. The total off-site tributary area is approximately 192 acres from Butterfield Stage Road to the east and north of the site. The project site currently has been graded to control and detain storm water on site within earthen drainage facilities, with only major storm flows exiting the site. The proposed project will replace the existing on-site temporary drainage facilities with an improved stormwater conveyance and surface water quality system.

The original drainage report dated August 1987 for the Paseo del Sol Specific Plan was prepared concurrently with the County of Riverside's drainage studies for the Temecula Valley backbone drainage system for the Assessment District 159 (AD 159).[1] AD 159 was created to mitigate potential flooding impacts to Temecula Creek and downstream land uses. The AD 159 EIR was certified before the Paseo del Sol Specific Plan was approved on September 6, 1988, by Riverside County. Implementation of AD 159 included the construction of Temecula Creek Channel, major roadways like Temecula Parkway and Butterfield Stage Road as well as backbone drainage facilities. The original drainage report by RBF & Associates stated that the westerly drainage basins north of De Portola Road, which drained toward Butterfield Stage Road, would be picked up and the off-site flow would be conveyed through Paseo del Sol in storm drains. Per the original *Paseo del Sol Tract 24185 Drainage Plan*, drainage flows into PA-4 at the 78-inch reinforced concrete pipe stubbed into the site south of De Portola.

The City concluded in previous Specific Plan amendments that the Certified EIR did not address the drainage flows East of Butterfield Stage Road. AD 159 mitigated this by building Butterfield Stage Road with two 120-inch pipes under the roadway to handle the stormflows and stubbed a 72-inch pipe into the property (APN 965-540-001) east of Butterfield Stage Road to pick up a small portion of the larger east west drainage. The County and City required Paseo del Sol to construct an interim detention stormwater collection and basin on PA-4 until the County approves and constructs an up stream drainage facility. The County was unable to receive approvals from upstream property owners and was unable to construct any upstream drainage facilities.

In order to remediate this drainage problem and to address current surface water quality treatment requirements, the project proposes a multi-functional Paseo del Sol drainage and water quality system, including a major channel and two water quality basins along the southern portion of the PA-4 site adjacent to Temecula Parkway. Drainage and water quality improvements are shown in Figure 5.

Drainage and water quality improvement are divided into two separate systems: (1) off-site stormwater conveyance through the project site to downstream facilities and (2) on-site stormwater collection and conveyance through the project site to on-site and downstream drainage and water quality facilities. Improvements include a major drainage channel to convey regional storm water through the project site, two water quality basins to treat on-site-generated storm water, an 84-inch-diameter storm drain (Line S), and a 96-inch-diameter storm drain parallel to the existing Line S

1 Conclusions of Preliminary Drainage Assessment for Vail Meadows

storm drain, an extension of the existing 78-inch Line S-1 storm drain from De Portola through the site to the Channel, and in-tract local drainage system improvements. The proposed channel has been designed to convey storm water from areas east and north of the project site through a soft bottom channel and water quality basins to the existing culvert under Temecula Parkway in the south west corner of the project site. These improvements effectively protect the Paseo del Sol Specific Plan and downstream areas from flooding from the off-site watershed, and at the same time maintain the existing level of flood protection to the existing developments and property near the project site. Channel and water quality basins areas are proposed to be fenced and have all weather access for maintenance purposes. In addition, the primary drainage channel is proposed to be restored utilizing native wetland plant materials.

Project Design Features

In addition to the above described drainage/water quality and habitat restoration improvements, the following Project Design Features (PDFs) have been incorporated into the project to avoid indirect project-related impacts to the proposed riparian/riverine habitat creation area during project operation. These PDFs are based on provisions of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Applicable MSHCP provisions were sourced from the Urban/Wildlife Interface Guidelines in Section 6.1.4 of the MSHCP.

PDF BIO-1: Post-Construction Human Disturbances. The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and created riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of habitat restoration areas. Special edge treatments shall include native landscaping on manufactured slopes within the conserved areas and fencing/signage near the top of slope adjacent to conserved areas to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances.

PDF BIO-2: Drainage. The project's stormwater shall be directed to a stormwater basin on the project site, pursuant to the proposed drainage and water quality plan. The channel and basins shall be designed in accordance with all federal, state, regional, and local standards and regulations concerning water quality. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. These measures will ensure that the project stormwater discharges are no greater in volume and velocity than current undeveloped conditions and that the water leaving the site complies with all applicable water quality standards.

PDF BIO-3: Toxics. Land uses proposed in proximity to the habitat restoration area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the habitat restoration Area. The greatest risk is from landscaping fertilization overspray and runoff.

PDF BIO-4: Lighting. Light sources shall be designed with internal baffles to direct the lighting towards the ground and the developed areas and have a zero side angle cut off to the horizon. Night lighting shall be directed away from the habitat restoration area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the habitat restoration area is not increased.

PDF BIO-5: Noise. Proposed noise-generating land uses affecting the habitat restoration area shall incorporate setbacks, berms, or walls to minimize the effects of noise on sensitive Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.

PDF BIO-6: Invasive Plant Species. Plant species acceptable for the project's landscaping and restoration must not be considered an invasive species pursuant to Table 6.2 of the MSHCP. To ensure this, the final landscape plans must be reviewed and verified by the City and Regional Conservation Authority for consistency with the plant species list in Table 6.2 of the MSHCP.

PDF BIO-7: Fuels Management. Weed abatement and fuel modification activities shall not be permitted in the habitat creation area. Any areas planted with fire-resistant, non-invasive plants shall not encroach into the habitat restoration area.

PDF HYDRO-1: Site Design Best Management Practices. The following design concepts were recommended by the project-specific Water Quality Management Plan and have been integrated into project design. To minimize potential water quality degradation, the project has been designed to:

- Maintain natural drainage pathways and hydrologic features;
- Minimize impervious areas;
- Minimize soil compaction;
- Disperse impervious areas throughout the project site;
- Collect runoff; and
- Landscape with native and/or drought tolerant species.

PDF HYDRO-2: Source Control Best Management Practices (BMPs). The following source control BMPs were recommended by the project-specific Water Quality Management Plan and will be implemented during project construction and/or operation. To avoid impacts to water quality, the project will:

- Prevent illicit discharges into the municipal separate storm sewer system;
- Include storm drain stenciling or signage; and
- Protect trash storage areas from rainfall, run-on, runoff, and wind dispersal.

In addition, the project will implement BMPs during project operation to prevent water quality impacts from the following potential sources: storm drain inlets; indoor and structural pest control; landscape/outdoor pesticide use; pools, spas, ponds, fountains, and other water features; refuse areas; and plazas sidewalks, and parking lots. A qualified stormwater pollution prevention plan developer shall be consulted for specific source control BMP implementation details.

PDF HYDRO-3: Treatment Control Best Management Practices (BMPs). Biofiltration with partial retention of surface flow on site was recommended by the project-specific Water Quality Management Plan during project operation. The project site will thus incorporate three treatment control BMPs, including one biofiltration basin and two Filterra units (or equivalent), for treating stormwater runoff generated on the project site. Flows from certain portions of the project site will be conveyed to two Filterra units for treatment. The remainder of the project site will be collected via subsurface storm drain and treated within the biofiltration basin. The biofiltration basin and Filterra units will be

maintained by periodic visits to check for appropriate functioning. The biofiltration basin and Filterra units will be constructed before other structures on site to accommodate for excess flows caused by construction activities.

PDF HYDRO-4: Minimum Construction Best Management Practices (BMPs). The following BMPs were recommended by the project-specific Water Quality Management Plan for implementation during project construction. A qualified stormwater pollution prevention plan developer shall be consulted for specific construction BMP implementation details.

- **Erosion Control.** Slopes disturbed during construction shall be stabilized via hydraulic stabilization (e.g., hydroseeding) in the summer.
- **Sediment Control.** Sediment control BMPs that will be implemented on the project site include a silt fence, fiber rolls, gravel/sand bags, storm drain inlet protection, and an engineered desilting basin.
- **Off-Site Sediment Tracking Control.** Off-site sediment tracking control BMPs that will be implemented on the project site include a stabilized construction entrance, construction road stabilization, an entrance/exit tire wash, and street sweeping and vacuuming.
- **Materials and Waste Management.** Materials and waste management BMPs that will be implemented on site include spill prevention and control as well as waste management and concrete management.

8. General Plan Designation and Zoning

The project site has LM- Low Medium Residential (LM) General Plan Land Use Designation and Specific Plan Zoning Designation, which will not change with implementation of the proposed project.

9. Requested Entitlements and Other Approvals

The City of Temecula is the Lead Agency for the project, pursuant to the State Guidelines of Implementation of CEQA, Section 15050.

This documents will be used by the City of Temecula to take the following actions:

- Adoption of the MND
- Approval of TTM 36483

The following permits /agreements have been approved by other responsible agencies (included as Appendices B1 through B8b):

- A Section 404 Permit was issued for the project by the U.S. Army Corps of Engineers (USACE) for the project on July 17, 2017. This authorizes the project to discharge fill into waters of the U.S according to various conditions specified in the permit. The permit conditions pertain to the general project, pre-construction, construction, cultural resources, and post-construction.
- A Streambed Alteration Agreement was issued for the project by the California Department of Fish and Wildlife (CDFW). Based on the project's anticipated impacts to birds, mammals, and

plants, the agreement includes various measures to protect these resources. Undated – Expires October 1, 2022.

- A Letter of Intent (LOI) for a Conservation Easement Agreement was issued for the project by the Rivers & Lands Conservancy (RLC) on March 15, 2018. The LOI states the project site will be evaluated by the RLC by way of a baseline survey and baseline report to accept the project site as a conservation easement. The LOI includes details and funding pertaining for preparation of the baseline survey and baseline report as well as ongoing maintenance of the property.
- A Section 401 Water Quality Certification was issued for the project by the San Diego Regional Water Quality Control Board on June 15, 2016. The 401 certification includes various requirements to be implemented on site, including conditions, BMPs, compensatory mitigation, and monitoring and reporting requirements.
- A Joint Project Review (JPR) was issued for the project by the Western Riverside County Regional Conservation Authority (RCA) on April 25, 2016, and updated on April 6, 2018. The JPR determined consistency of the project with the MSHCP. The RCA also included a plan requirements section that detailed requirements to be implemented on the project site in addition to what was already proposed. Please refer to the plan section for the specific RCA requirements (Appendix B).

The following agencies may be required to issue permits or approve certain aspects of the project:

- **Regional Water Quality Control Board (RWQCB)**—Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
- **RWQCB**—Permitting of State jurisdictional areas, including isolated wetlands pursuant to the Porter-Cologne Water Quality Act;
- **RWQCB**—Stormwater Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act (CWA);
- **USACE, RWQCB, RCA**—Habitat Management and Monitoring Program (HMMP) review;
- **RCA**—landscape plan review for consistency with MSHCP plant species.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology, Soils and Seismicity	☒ Greenhouse Gas Emissions	☐ Hazards and Hazardous Materials
☒ Hydrology and Water Quality	☒ Land Use and Land Use Planning	☐ Mineral Resources
☒ Noise	☐ Population and Housing	☐ Public Services
☐ Recreation	☐ Transportation and Traffic	☒ Tribal Cultural Resources
☐ Utilities and Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

DETERMINATION:

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

SIGNATURE	TITLE

Environmental Checklist

This section addresses each of the environmental issues discussed in the Certified EIR and subsequent CEQA documents to determine if the currently proposed project has the potential to create new significant impacts or a result in a substantial increase in the severity of a significant impact as compared to what was identified in the Certified EIR and subsequent CEQA documents. Additionally, impacts are compared to existing on-the-ground conditions." Topics that were scoped out in the Certified EIR's IS, hereby referred to simply as Certified EIR, are included in this analysis.

I. Aesthetics

		Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
1.	**AESTHETICS.** Would the project:					
a.	Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒	☐
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐	☐
c.	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒	☐
d.	Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	☐	☐	☐	☒	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The project site is not directly bordered by any designated scenic highways. However, Highway 79 is eligible for designation as a County scenic highway. This designation occurs by action of the Board of Supervisors; subsequent "upgrading: to the status of a designated County scenic highway requires a corridor study by the Planning Department and subsequent approval by the State Department of Transportation." As discussed in the Certified EIR, Landscape Guidelines and Community Elements proposed in the Paseo del Sol Specific Plan, buildout will incorporate a special setback and landscaping concept to buffer the site from traffic and enhance the project's visual image.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 1.a

Less-than-Significant Impact. For analysis purposes, a scenic vista is generally defined as a view of undisturbed natural lands exhibiting a unique or unusual feature that comprises an important or dominant portion of the view shed. Scenic vistas may also be represented by a particular distant view that provides visual relief from less attractive views of nearby features. Other designated federal and State lands, as well as local open space or recreational areas, may also offer scenic vistas if they represent a valued aesthetic view within the surrounding landscape of nearby features.

Temecula's natural setting offers a variety of scenic vistas and view sheds. The City of Temecula General Plan Community Design Element designates the southern, eastern, and western rolling hills surrounding the City, as well as Murrieta and Temecula Creeks, as significant natural features, and indicates that public views of these features should be protected and enhanced. The General Plan explains that all public or private development projects are subject to City review to ensure that they will not obstruct public views of scenic resources, and projects may be subject to redesign or height limitations if it is determined that development would block public views.

The project would develop 168 single-family residential lots, streets, parks, greenbelt areas, and major drainage and water quality improvements. The project is the last undeveloped portion of the Paseo del Sol Specific Plan. The project site is bordered to the east and north by residential communities. There are distant views of the rolling hills to the east of the site from public viewpoints on Highway 79. Although development would introduce new land uses to a previously undeveloped site, of the project is consistent with the development in the surrounding vicinity. Additionally, the project is designed in such a way that there is an approximately 5.7-acre open space corridor that creates the project's southern boundary. Therefore, development of the site would not interfere with existing public views of the rolling hills to the east from Highway 79 and the project would not alter public views of scenic vistas from public roadways.

Response 1.b

Same or Less Impact than Identified in the Certified EIR. As discussed above, the project site is directly bordered by Highway 79 which is on the Master Plan of State Highways Eligible for Official Scenic Highway Designation list, although it is not currently designated a State Scenic Highway.

According to the Certified EIR, mitigation measures will include special setback and landscaping concepts to buffer the site from traffic and enhance the project's visual image for drivers and persons viewing the site from adjoining properties. Therefore, the project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway. The project is consistent with the mitigation requirements, as it provides an approximately 5.7-acre open space area, that separates Highway 79 from the project development. This open space area serves as a buffer the site from traffic and enhance the project's visual image for drivers and persons viewing the site from adjoining properties, therefore no new or different impact would occur.

Response 1.c

Less-than-Significant Impact. The project site is currently undeveloped and contains an interim drainage basin. The project site is bordered to the east and north by residential communities and is bordered to the south by commercial buildings. The change in character of the project site, once developed, was anticipated by the Certified EIR and would be visually compatible with surrounding existing residential neighborhoods to the east and north. Thus, no new or different impacts associated with the visual character and quality of the site and its surroundings would result from implementation of the project.

Response 1.d

Less-than-Significant Impact. The project site is currently undeveloped and does not contain sources of light. There is a potential for the project to create new sources of light and glare. Examples of lighting would include construction lighting, street lighting, security lighting along sidewalks, exterior building lighting, interior building lighting, and automobile lighting. Examples of glare would include reflective building materials and sometimes automobiles.

Residential development and streets to the north and east currently produce a moderate amount of nighttime lighting from street lighting, residential interiors, and exterior building lighting. Because light sources from the project would be consistent with the type and intensity of existing lighting sources, the existing, ambient condition would not substantially change. With development of the project, sources of nighttime lighting would be added and would increase nighttime lighting in the area with a type and intensity of lighting consistent with residential neighborhoods located north, northwest, and west of the project site. When viewed from more distant areas, the lighting associated with the residential development could appear to increase skyglow in the area because the existing project site is currently dark.

The project would be subject to the City of Temecula's City-Wide Design Guidelines (adopted August 9, 2005), which provide direction on appropriate project lighting. The project would also be designed consistent with §17.24.050F of the Development Code that requires new outdoor lighting sources to be designed in a manner that avoids light intrusion onto adjacent property. Additionally, City of Temecula General Plan Policy 2.5 of the Community Design Element limits light and glare pollution through design standards for outdoor lighting, the use of low intensity lights, and lighting that supports the continued use of the Mt. Palomar Observatory.

Outdoor lighting would be installed in conformance with all City codes and ordinances, applicable safety and illumination requirements, and California Title 24 requirements. Lighting would be installed at pedestrian crossings, as appropriate for public safety, and where lighting is needed for public safety. Limited safety and security lighting and indirect shielded lighting would also be provided. Further, proposed lighting would also be placed to ensure it illuminates only the intended areas and does not penetrate into residential communities.

II. Agricultural and Forest Resources

		Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
2.	**AGRICULTURAL AND FOREST RESOURCES.** Would the project:					
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐	☐
b.	Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	☐	☐	☐	☐	☒
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☐	☒
d.	Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☐	☒
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☐	☒

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

As outlined in the previously Certified EIR, the Paseo del Sol Specific Plan was evaluated for potential environmental impacts to agricultural resources. Past agricultural use of the Paseo del Sol Specific Plan Area was limited to dryland farming and grazing by sheep and cattle. Some of the soils on site fall into the Class I and Class II categories, which are considered "Prime" agricultural soils because they are suitable for all crops. These soils occur on the project site in isolated pockets, primarily along drainage washes. However, the Paseo del Sol Specific Plan Area was not designated as prime, statewide important, unique of locally important farmland within the Environmental Hazards and Resources Element of the Riverside County Comprehensive General Plan. Due to no designation and minor Class I and Class II soils, the discontinuation of farming on Specific Plan area was not considered significant and, therefore, did not require mitigation.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 2.a

Same or Less Impact than Identified in the Certified EIR. As discussed above, the project site does not contain prime farmland, unique farmland, or farmland of statewide importance. The project would result in the conversion of undeveloped land to non-agricultural use. The same

amount of impacts to agriculture will occur with the changes found in the project as with the Certified EIR.

Although the project proposes changes to land use density in PA-4, it does not substantially increase or reduce the amount of land being graded. As such, the same amount of impacts to agriculture will occur with implementation of the project as with the Certified EIR, and subsequent Addenda. As such, no mitigation is required.

Response 2.b

No Impact. The project site is not zoned for agricultural use nor is it under a Williamson Act contract. The Department of Conservation designates the project site as "Other Land". The project would not conflict with existing zoning for agricultural use, or a Williamson Act contract. Implementation of the project would have no impact relative to this issue.

Response 2.c

No Impact. The project site contains very little trees and is not forest land (as defined in Public Resources Code Section 1222(g)) or timberland (as defined in Public Resources Code Section 4526). The project would not conflict with existing zoning for, or cause rezoning of, forest land or timberland. Implementation of the project would have no impact relative to this issue.

Response 2.d

No Impact. The project site is not forest land. The project would not result in the loss of forest land or conversion of forest land to non-forest use. Implementation of the project would have no impact relative to this issue.

Response 2.e

No Impact. As discussed above, the project site and surrounding land uses are located in an area designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, and nor is the site utilized for agricultural purposes. Implementation of the project would have no impact relative to this issue.

III. Air Quality

		Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
3.	**AIR QUALITY.** Would the project:					
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐	☐
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐	☐
c.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐	☐
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The project site lies within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). SCAQMD maintains monitoring stations throughout the County. At the time the project EIR was certified in 1988, the monitoring station nearest the site with published data available was Perris Air Quality Monitoring Station, where only quantities of oxidant (ozone) were measured at that station. The Certified EIR found that ozone was the most serious problem in the project area. As ozone is formed by a multi-step photochemical reaction between oxides of nitrogen (NOx) and reactive hydrocarbons (reactive organic gases [ROGs] or volatile organic compounds [VOCs]), extended periods of intense sunlight, which are characteristic of the project area, contribute to the high oxidant levels. Total suspended particulates also continued to be a major problem in the South Coast Air Basin.

The Certified EIR found there were two Land Use Standards in the Environmental Hazards and Resources Element of the Riverside County Comprehensive General Plan relative to air quality, which concern air quality impact mitigation sensitive land uses:

Air Quality Impact Mitigation—Major development proposals which may create a significant new source of air pollutant emissions must contribute to the mitigation of adverse air quality impacts. Major projects may include large industrial, mining, residential, commercial, or recreational projects. Air quality mitigation measures to reduce automobile or energy use include the following:

- Bicycle facilities such as bike lanes, racks, and lockers
- Transit facilities, such as benches, shelters, and turnouts
- Park-n-Ride facilities
- Carpool preferential parking programs
- Energy-efficient buildings

- Solar access orientation of structures
- Solar heated and cooled structures and swimming pools

Sensitive Land Uses—Sensitive land uses should not be located adjacent to sources of heavy air pollution, such as major roadways or heavy industrial land uses.

The Certified EIR found that heavy- duty trucks, earth movers, air compressors and generators will be used during site preparation and construction. Various pollutants, principally exhaust emissions, dust and particulates, will be emitted on a short-term basis. The amount of pollutants emitted during site preparation and construction could not be determined, because of a lack of specific information, such as location, extent and techniques of grading and construction. The Certified EIR recognized that approximately 100 pounds of fugitive dust per acre per day of construction activity could be generated by project development. However, fugitive dust can be controlled by revegetation of graded surfaces.

The Certified EIR also found that when the project is completed and occupied, air quality in the project area will be directly affected by: (1) motor vehicle emissions from project traffic, and (2) indirectly influenced by pollutants emitted by power generation plants which serve the project in the South Coast Air Basin.

1. Motor Vehicle Emissions—The greatest project-related air quality impact results from the daily vehicle trips the project will generate at build-out. The amount of motor vehicle emissions associated with the proposed project is calculated based upon the total vehicle miles traveled (VMT) at various phases of development. VMT is determined by multiplying the 47,600 average daily trips generated by the development times the average trip length of 11.6 miles for a total of 553,000 VMT. An average vehicle speed of 35 miles per hour was assumed for the projections. In accordance with the project's estimated l0-year phasing plan, the emissions are projected for the year 1998.

As outlined in the previously certified EIR Addendum No. 4, the Paseo del Sol Specific Plan was evaluated for potential environmental impacts to air quality resulting from development in the Specific Plan area (which includes the project site). Air quality impacts associated with Paseo del Sol Specific Plan include both short-term impacts from project construction grading, and long-term impacts from project buildout. Short-term air quality impacts would result from emissions from construction equipment and the dust generated during site grading and preparation. In Addendum No. 4, the short-term impacts from construction are considered not significant as they do not exceed significant impact thresholds established by SCAQMD. According to SCAQMD, construction-related significance thresholds are based on exceeding any of the following maximum daily amounts of criteria pollutants: 550 pounds per day of carbon monoxide (CO), 75 pounds per day of ROGs, 100 pounds per day of NOx, 150 pounds per day of oxides of sulfur (SOx), or 150 pounds per day of particulate matter (PM). Long-term impacts included the energy demand and consumption of natural gas from the operation of the development, and project generated vehicle trip emissions. Long-term air quality impacts are considered significant with respect to CO, NOx, PM, and ROG emissions.

Mitigation measures contained within the Certified EIR to alleviate impacts from the Paseo del Sol Specific Plan were provided. The quality of PM and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives.

Because most of the project-related air pollution emissions are generated by automobiles, there is a very limited potential for any effective mitigation on the part of any single developer. However, where feasible, the project will integrate the following features into the project design:

- Transit facilities, such as benches, shelters, and turnouts;
- Energy efficient buildings;
- Solar access orientation of structures;
- Solar heated and cooled structures and swimming pools

Additionally, the design of efficient and direct traffic flow patterns on the project site can help reduce the quantity of air pollutants generated by minimizing the places in the roadways system where automobiles would be idling unnecessarily. The Circulation Plan for the project has been designed to meet these criteria.

Mitigation measures contained within the Certified EIR and subsequent addenda required to alleviate impacts from the Paseo del Sol Specific Plan are as follows:

> **AIR-1:** Reduce the quantity of particulate matter and other pollutants emitted during the grading and construction phase through watering graded surfaces and planting ground cover as dust palliatives
>
> **AIR-2:** Integrate design elements such as transit facilities, energy efficient buildings, and solar access orientation of structures.
>
> **AIR-3:** Design for alternative modes of transportation, such as pedestrian, bicycle, and equestrian trails, within and adjacent to the site.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Responses 3.a–3.d

Same or Less Impact than Identified in the Certified EIR. The project does not propose any more residential units or grading of the property outside of the planning area, than was previously evaluated in the Certified EIR and considered significant for long term CO, NOx, PM, and ROG emissions. The Certified EIR analyzed PA-4 as planned for the development of 43.2 acres of medium density residential use at a land use density of 4.04 du/ac. In the subsequent Addenda, the land use density increased to 4.4 du/ac which would allow for the development of up to 188 dwelling units.

For the proposed project, TTM 36483 proposes to decrease the land use density to 4.08 du/ac, which is consistent with the density range of 2–5 du/ac and adheres to the Specific Plan medium density land use designation. The project is proposing 168 dwelling units, which is less than the allowable development of 174 dwelling units from the last approved specific plan amendment. Thus, because the project as proposed has fewer units than the approved Certified EIR and subsequent Addenda, and because emission factors have decreased substantially in the 30 years due to fuel efficiency standards, modernized equipment standards, etc. emissions from residential projects such as this project are less than previously anticipated, say in 1998 or 2002; therefore, no additional or revised mitigation measures are necessary and no changes are anticipated to occur.

IV. Biological Resources

		Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
4.	**BIOLOGICAL RESOURCES.** Would the project:					
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	☐
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐	☐
c.	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐	☐
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐	☐
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒	☐
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☒	☐	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Certified EIR analyzed biological impacts of implementation of the Paseo del Sol Specific Plan using a Biological Assessment conducted for the project site in 1987 (Nelson 1987). Introduced grassland and coastal sage scrub were the only truly biotic communities found on site. The project site also contained recharge ponds in the extreme southeastern portion of the site. Although many of the ponds contained surface water and supported waterfowl, the ponds were not considered to represent independent community types. Several ground-nesting birds, grassland foraging birds, burrowing mammals, rodents, and small mammals were observed. It was determined the site had the potential to support Stephens' kangaroo rat (SKR) habitat and bird species listed on Audubon's early warning "Blue List." The Certified EIR concluded that although proposed conversion of the project site's introduced grassland and coastal sage scrub biotic communities to urban development would reduce area wide foraging habitat for raptors and habitat supporting other grassland and coastal sage scrub species of wildlife, the area was considered not to be of high significance in this regard, nor did it contain the habitat for rare and endangered species. The loss of habitat from the site would also

avoid potential harassment of wildlife. Based on these findings, the Certified EIR concluded that the project will not result in significant adverse biological impacts. However, the Certified EIR concluded the project would result in loss of potential Stephen's kangaroo rat habitat, as well as cumulative habitat loss impacts with regard to an overall reduction in native biotic resources of the region, loss of secondary foraging habitat for birds of prey. As mitigation for significant impacts to Stephen's kangaroo rat, the EIR recommended preserving areas that could possess Stephen's kangaroo rat and participating in County programs that provide for off-site mitigation for impacts to the Stephen's kangaroo rat. The Certified EIR also noted that the Paseo del Sol Specific Plan would include 242.3 acres of recreational uses that would provide opportunities for rehabitation by urban adapted bird and wildlife species.

Addendum No. 4 to the Certified EIR updated the original 1987 Biological Assessment to include three new studies: a Quino checkerspot butterfly (QCB) Survey completed in 1999, a Final Paloma del Sol SKR Update Survey completed in 1996, and a Focused Survey for California gnatcatcher completed in 1995. The studies found no native vegetation existed on the site as a result of past diking and grading activities. No California gnatcatchers were observed on site. No QCB or suitable QCB habitat was observed on site. The Addendum concluded the mitigation in the 1987 EIR pertaining to the Stephen's kangaroo rat was sufficient to comply with the requirements of the Stephen's Kangaroo Rat Habitat Conservation Plan. The Addendum identified 7.1 acres of the project site as falling under jurisdiction of USACE—1.32 acres of which was classified as jurisdictional wetlands. The Addendum concluded the proposed preservation of this 7.1-acre natural open space area would avoid impacting 2.18 acres of drainage area (including 0.84 acres of wetlands) under USACE jurisdiction present on the project site. No mitigation was proposed in the Addendum to reduce impacts to biological resources.

To analyze the current biological conditions on site, a Habitat Assessment and Western Riverside County MSCHP Consistency Analysis was prepared for the project in 2015 and updated in 2016 (MBI 2016). A Determination of Biologically Equivalent or Superior Preservation (DBESP) was also prepared for the project in 2016 and updated in 2017 (MBI 2017). A jurisdictional delineation was also performed for the project site in 2014 (RBF 2014). The analysis below is based on the updated biological resources information from these three studies.

Additionally, the following permits and consistency letters have been issued for the proposed project:

- A Section 404 Permit was issued for the project by USACE for the project on July 17, 2017. This authorizes the project to discharge fill into waters of the U.S according to various conditions specified in the permit. The permit conditions pertain to the general project, pre-construction, construction, cultural resources, and post-construction.
- A Streambed Alteration Agreement was issued for the project by CDFW. Based on the project's anticipated impacts to birds, mammals, and plants, the agreement includes various measures to protect these resources. Unsigned. Expires October 1, 2022.
- An LOI for a Conservation Easement Agreement was issued for the project by RLC on March 15, 2018. The LOI states the project site will be evaluated by the RLC by way of a baseline survey and baseline report to accept the project site as a conservation easement. The

LOI includes details and funding pertaining for preparation of the baseline survey and baseline report as well as ongoing maintenance of the property.

- A Section 401 Water Quality Certification was issued for the project by the San Diego Regional Water Quality Control Board on June 15, 2016. The 401 certification includes various requirements to be implemented on site, including conditions, BMPs, compensatory mitigation, and monitoring and reporting requirements.
- A JPR was issued for the project by the Western Riverside County RCA on April 25, 2016, and updated on April 6, 2018. The JPR determined consistency of the project with the MSHCP. The RCA also included a plan requirements section that detailed requirements to be implemented on the project site in addition to what was already proposed.

Project Design Features

The following PDFs shall be incorporated into project design to avoid indirect project-related impacts to riparian/riverine habitat during project operation. These PDFs are based on provisions of the Western Riverside County MSHCP. Applicable MSHCP provisions were sourced from the Urban/Wildlife Interface Guidelines in Section 6.1.4 of the MSHCP.

PDF BIO-1: Post-Construction Human Disturbances. The project shall incorporate special edge treatments designed to minimize edge effects by providing a safe transition between developed areas and created riparian/riverine habitat, and which would be compatible with project operation and the protection and sustainability of habitat restoration areas. Special edge treatments shall include native landscaping on manufactured slopes within the conserved areas and fencing/signage near the top of slope adjacent to conserved areas to prevent unauthorized public access, vandalism, illegal dumping, and other adverse human disturbances.

PDF BIO-2: Drainage. The project's stormwater shall be directed to a stormwater and water quality system on the project site, pursuant to the proposed drainage and water quality plan. The channel and basins shall be designed in accordance with all federal, state, regional, and local standards and regulations concerning water quality. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas. These measures will ensure that the project stormwater discharges are no greater in volume and velocity than current undeveloped conditions and that the water leaving the site complies with all applicable water quality standards.

PDF BIO-3: Toxics. Land uses proposed in proximity to the habitat restoration area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the habitat restoration Area. The greatest risk is from landscaping fertilization overspray and runoff.

PDF BIO-4: Lighting. Light sources shall be designed with internal baffles to direct the lighting towards the ground and the developed areas and have a zero side angle cut off to the horizon. Night lighting shall be directed away from the habitat restoration area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the habitat restoration area is not increased.

PDF BIO-5: Noise. Proposed noise-generating land uses affecting the Habitat restoration area shall incorporate setbacks, berms, or walls to minimize the effects of noise on sensitive Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.

PDF BIO-6: Invasive Plant Species. Plant species acceptable for the project's landscaping and restoration must not be considered an invasive species pursuant to Table 6.2 of the MSHCP. To ensure this, the final landscape plans must be reviewed and verified by the city and Regional Conservation Authority for consistency with the plant species list in Table 6.2 of the MSHCP.

PDF BIO-7: Fuels Management. Weed abatement and fuel modification activities shall not be permitted in the habitat creation area. Any areas planted with fire-resistant, non-invasive plants shall not encroach into the habitat restoration area.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 4.a

Plant Impacts

As a result of previous grading activities, the majority of the project site is composed of a nonnative grassland plant community, with the exception of dirt access roads and a few other disturbed areas. The existing manmade channel present on site is classified as an emergent freshwater marsh dominated by broadleaf cattail (*Typha latifolia*) and patches of sandbar willow (*Salix exigua*) (MBI 2016) (Appendix C1). As a result of previous City and County temporary retention basin requirements, the existing manmade channel created some habitat on the project site that was not previously identified in previous environmental documentation. Based on the Habitat Assessment conducted for the project site (MBI 2016), no candidate, sensitive, or special-status plant species are present or have the potential to occur on site; therefore, no impacts to candidate, sensitive, or special-status plant species would occur as a result of project construction or operation.

Wildlife Impacts

Two special-status wildlife species—Cooper's hawk (*Accipiter cooperii*) and San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) were observed foraging on the project site during the Habitat Assessment. Cooper's hawk is designated by the CDFW as a watch list species and San Diego black-tailed jackrabbit is a California Species of Special Concern (MBI 2016). Based on habitat requirements for specific species and the availability and quality of on-site habitats, it was determined that the project site has a potential (although low) to support other sensitive wildlife species including golden eagle (*Aquila chrysaetos*), ferruginous hawk (*Buteo regalis*), Swainson's hawk (*Buteo swainsoni*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), northern harrier (*Circus cyaneus*), Stephens' kangaroo rat (*Dipodomys stephensi*), western pond turtle (*Emys marmorata*), and western mastiff bat (*Eumops perotis californicus*). The project's Habitat Assessment was conducted consistent with the March 29, 2006, Western Riverside County MSHCP Burrowing Owl Survey Requirements. The burrowing owl survey area included the project site, as well as an extension 500 feet east of the project site to an undeveloped area across

Butterfield Stage Road. Systematic searches of suitable rodent burrows found on the project site resulted in no observations of burrowing owls or evidence (i.e., scat, pellets, feathers, tracks, and prey remains) to suggest recent or historical use of the survey area by burrowing owl. The Habitat Assessment concluded that burrowing owl were not present in the survey area, but the survey area had a moderate potential to support burrowing owl (designated as a California Species of Special Concern) (MBI 2016). Therefore, all the aforementioned special-status species have the potential to be affected by project construction.

To reduce potential construction impacts to Cooper's hawk and other avian species, **Mitigation Measure BIO-1** would require that construction activities and vegetation removal avoid the avian nesting season when possible; any activities conducted during the avian nesting season would require pre-construction nesting bird clearance surveys. **Mitigation Measure BIO-2** would require a 30-day preconstruction survey for burrowing owls prior to initial ground-disturbing activities consistent with the 2006 MSHCP Burrowing Owl Survey Requirements. If surveys determine burrowing owl has colonized the property site prior, the initiation of construction, coordination with appropriate agencies is required for the preparation of a Burrowing Owl Protection and Relocation Plan. To reduce potential impacts to San Diego black-tailed jackrabbit, **Mitigation Measure BIO-3** would require pre-construction surveys for jackrabbit and trapping and relocation of jackrabbit to habitat suitable according to the Western Riverside County RCA. Given the potential for the project site's drainage on site to maintain water during prolonged dry periods due to nuisance flows from adjacent development (MBI 2016), western pond turtle could be encountered on the project site. **Mitigation Measure BIO-4** would require pre-construction surveys for western pond turtle. No mitigation is proposed to reduce construction impacts to the western mastiff bat since the western mastiff bat tends to forage at high altitudes unlike the project site. Therefore, with implementation of **Mitigation Measures BIO-1** through **BIO-4**, impacts to candidate, sensitive, or special-status wildlife species would be reduced to less than significant during construction.

Once operational, the project would result in the permanent loss of potential habitat for the wildlife species. However, the small loss of foraging habitat for the Cooper's hawk and other avian species resulting from the project would be accommodated by the MSCHP. There would be no operational impacts to San Diego black-tailed jackrabbit or burrowing owl as the project would eliminate all potential habitat for jackrabbits and burrowing owls on site. **Mitigation Measure BIO-5** would also require payment of a mitigation fee to compensate for impacts to the SKR as required by the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP). With implementation of **Mitigation Measures BIO-4** and **BIO-5**, impacts from the project to candidate, sensitive, or special-status wildlife species would be reduced to less than significant during operation.

Mitigation Measures

BIO-1: Construction Impacts to Nesting Avian Species Including Cooper's Hawk:

(a) Pursuant to the Migratory Bird Treaty Act and California Fish and Game Code, future construction activities and/or the removal of any trees, shrubs, or any other potential nesting habitat should be conducted outside the avian nesting season, to the extent feasible. The nesting season generally extends from February 1 through August 31,

beginning as early as January 1 for raptor species, but can vary slightly from year to year based upon seasonal weather conditions.

(b) If construction or vegetation clearing activities occur during the avian nesting season, a pre-construction nesting bird clearance survey will be required within 7 days prior to the start of construction. The nest survey shall cover all reasonably potential nesting locations on and within 300 feet of the proposed areas where construction activities will occur. If grading or other construction activity begins in the non-breeding season and proceeds continuously into the breeding season, no surveys shall be required. However, if there is a break of 7 days or more in grading or construction activities during the breeding season, a new nesting bird survey shall be conducted before these activities begin again.

(c) If an active nest is detected, an appropriate avoidance buffer will be established as follows: a 300-foot minimum avoidance buffer for special-status species (e.g., Cooper's hawk); a 500-foot minimum avoidance buffer for all raptor species; and 300-foot minimum avoidance buffer (or other buffer as determined appropriate by the Project Biologist) for other passerine birds. Buffer distances for other species will be determined by the Project Biologist based on the species and its breeding or nesting requirements. The nest site area shall not be disturbed until the nest becomes inactive or the young have fledged.

(d) Noise monitoring may be required to verify that noise levels from construction would not disturb nesting birds. If noise levels are above acceptable thresholds (60 dBA Leq), then noise attenuation measures would be necessary to reduce noise levels to below the acceptable threshold.

BIO-2: Construction Impacts to Burrowing Owl. A 30-day preconstruction survey for burrowing owls is required prior to initial ground-disturbing activities per the March 29, 2006, Western Riverside County Multiple Species Habitat Conservation Plan Burrowing Owl Survey Requirements. The surveys should specifically focus on the presence/absence of burrowing owl. If burrowing owls have colonized the property site prior to the initiation of construction, the Permittee should immediately inform the Wildlife Agencies and the Western Riverside County Regional Conservation Authority, and coordinate on the potential need for a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance.

BIO-3: Construction Impacts to San Diego Black-Tailed Jackrabbit. A qualified biologist shall survey the project site for the presence of San Diego black-tailed jackrabbit no earlier than 3 days prior to any grading activity. Specifically, the survey shall include an examination of the nonnative grassland on the site that will be affected during project implementation. If individuals are identified, traps shall be deployed for relocation and allowed to stay open for 7 days, but checked on a daily basis. Trapped jackrabbits shall be relocated to nearby suitable habitat within dedicated open space approved by the Western Riverside County Regional Conservation Authority.

- If no San Diego black-tailed jackrabbit are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for San Diego black-tailed jackrabbit shall be conducted. Within 7 days of the pre-construction survey, a report of findings from the survey shall be submitted to the California Department of Fish and Wildlife with a Copy to the City of Temecula.

BIO-4: Construction Impacts to Western Pond Turtle. Within 14 days prior to the onset of construction activities, a qualified biologist shall conduct pre-construction surveys for Western pond turtle within all areas that fall within 100 feet of any suitable aquatic and upland nesting habitat for this species. If Western pond turtles are observed during the pre-construction survey, fencing that is impervious to reptile movement (partially buried silt fencing) shall be erected around the survey area to prevent turtles from entering the construction area. Additionally, the Lead Agency and the California Department of Fish and Wildlife shall be contacted; any and all construction activities will be delayed within the turtle survey area until an appropriate course of action is established and approved by the California Department of Fish and Wildlife.

- If no Western pond turtles are observed during the pre-construction survey, then construction activities may begin. If construction is delayed or halted for more than 30 days, another pre-construction survey for Western pond turtle shall be conducted. Within 7 days of the pre-construction survey, a report of findings from the survey shall be submitted to the California Department of Fish and Wildlife with a copy to the City of Temecula.

BIO-5: Stephens' Kangaroo Rat Impacts. Given the project site's location within the Fee Area for Stephens' kangaroo rat identified in the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan (SKR HCP) (County Ordinance No. 663.10), the project applicant shall pay the SKR HCP mitigation fee prior to project construction. The Mitigation Fee for the proposed project is estimated to be $21,600 ($500.00 per gross acre of the parcels proposed for development with 42.6 acres proposed for development).

Response 4.b

Less than Significant with Mitigation. The project would directly impact existing riparian habitat during construction. The project site contains a total of 0.79 acres of riparian habitat, consisting of 0.10 acres of surface waters in the temporary detention/sediment basin and 0.69 acres of wetland habitat [referred to as Wetland A] located around the temporary detention/sediment basin and in the existing channel on site (RBF 2014). The project would remove the existing riparian habitat to develop the project site, and would thus directly and permanently impact all 0.79 acres of riparian/riverine habitat present. As concluded by the DBESP for the project (Appendix C2), avoidance of direct project impacts to this riparian habitat was not feasible as the existing detention basin and bermed ditch attenuate storm flows but do not eliminate flooding to Butterfield Stage Road, Highway 79, the project site, existing commercial centers to the south of Highway 79 and other nearby parcels. Therefore, flood control improvements are required on site and would be installed on the southerly portion of the project site; the area containing the existing drainage features would be developed with residences (MBI 2017). To offset direct, permanent impacts to riparian/riverine habitat, **Mitigation Measure BIO-6** involves the establishment biologically superior riparian/riverine habitat on site that would be managed by an HMMP. [Construction of the project also has the potential to indirectly impact riparian habitat located south of the project site along Temecula Creek. **Mitigation Measure BIO-7** details various measures required by the Western Riverside MSHCP that would be implemented during construction to avoid indirect impacts to downstream riparian habitat. Therefore, **Mitigation Measures BIO-6** and **BIO-7** would reduce project construction impacts to riparian/riverine habitat to less-than-significant levels.

Once operational, the project could indirectly impact both the new riparian habitat created on site per **Mitigation Measure BIO-6** or downstream riparian habitat. However, the project would include various PDFs based on MSHCP provisions that would avoid or minimize indirect project-related impacts to newly created riparian/riverine habitat on site and adjacent riparian habitat located south of the project site. The PDFs would reduce potential impacts to riparian/riverine habitat from toxics, lighting, noise, invasive plant species, barriers, grading, and land development. No direct or indirect impacts to other sensitive natural communities would result from the project, as the one special-status plant community of southern willow scrub listed by the CNDDB on the Pechanga quadrangle where the project is located was not observed on site (MBI 2016). Therefore, implementation of **PDFs BIO-1** through **BIO-7** would reduce indirect riparian/riverine habitat impacts to less-than-significant levels during project operation.

Mitigation Measures

BIO-6: Riparian Habitat Creation. To offset impacts to 0.79 acres of riparian/riverine habitat on site that is both federally- and state-protected, the proposed project shall establish riparian/riverine wetland habitat in accordance with the approval of all pertinent regulatory agencies. The on-site wetland habitat shall be relocated along the southerly portion of the project site. The on-site mitigation area shall be owned by the HOA and but maintained by a third party approved by the regulatory agencies.

- The Applicant shall be responsible for developing and implementing a Habitat Mitigation and Monitoring Plan (HMMP) plan for the mitigated habitat that is consistent with the U.S. Army Corps of Engineers (USACE) standards. The HMMP shall describe the methods used for invasive species and trash removal, fencing and signage replacement, will identify success criteria and reporting requirements, and will define the responsibilities, adaptive management, and expected maintenance. The long-term management and maintenance costs, identified in the HMMP, would transfer to a third party as approved by the regulatory agencies. The wetland shall be off limits to the public and residents. Furthermore, signage and homeowner education materials would be provided to residents regarding these restrictions. The HMMP shall require that:
- All plant species installed within the mitigation areas include only local California native container plants and cuttings, and shall be typical of the existing native plant species present in the existing riparian areas within and adjacent to the project site;
- Plant material is installed between October 1 and April 30 to maximize the benefits of the winter rainy season; and
- The planted area has a conservation easement placed over it and shall be maintained by a third party approved by the regulatory agencies that would provide for the long-term management and maintenance in perpetuity.
- The HMMP shall include success criteria including timelines of when success is anticipated for various components of the mitigation site, including but not limited to native cover and nonnative cover standards. These specific success criteria would be decided upon by a restoration ecologist using best professional judgment. The applicant shall submit a copy of the final HMMP to the Western Riverside County Regional Conservation Authority that must include all mitigation implementation details including success criteria as well as future activities that could potentially negate conservation value such as vector control and weed

abatement. A long-term manager for the mitigation site should be identified prior to construction and detailed in the HMMP. The HMMP shall be approved by the Western Riverside County Regional Conservation Authority, USACE, and the Regional Water Quality Control Board prior to project construction.

BIO-7: Impact Avoidance to Riparian Habitat during Construction. The proposed project shall implement the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Applicable MSHCP provisions include best management practices (BMPs) from MSHCP Volume I Appendix C and Urban/Wildlife Interface Guidelines from MSHCP Section 6.1.4.

1) **MSHCP BMP Implementation.** The BMPs, as applicable, shall be implemented for the duration of construction.

   a) A qualified biologist shall conduct a training session for construction personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the MSHCP, the need to adhere to the provisions of the MSHCP, the penalties associated with violating the provisions of the MSHCP, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.

   b) Water pollution and erosion control plans shall be developed and implemented in accordance with Regional Water Quality Control Board requirements.

   c) The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.

   d) The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by a qualified biologist prior to initiation of work.

   e) The placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern should be avoided.

   f) Stream flow diversions shall be conducted using sandbags or other methods requiring minimal instream impacts. Silt fencing of other sediment trapping materials shall be installed at the downstream end of construction activity to minimize the transport of sediments off site. Settling ponds where sediment is collected shall be cleaned out in a manner that prevents the sediment from reentering the stream. Care shall be exercised when removing silt fences, as feasible, to prevent debris or sediment from returning to the stream.

   g) Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Project-related spills of hazardous materials shall be reported to appropriate entities including but not limited to the applicable jurisdictional city, U.S. Fish and Wildlife Service, California Department of Fish and Wildlife (CDFW), and Regional Water Quality Control Board and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.

h) Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.

2) **Habitat Disturbance Avoidance.** A qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside of the project footprint. These measures are listed below.

   a) The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.

   b) Exotic species that prey upon or displace target species of concern shall be permanently removed from the site to the extent feasible.

   c) To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).

   d) Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits shall be fenced with orange snow screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

   e) The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions, including these BMPs.

3) **Fugitive Dust.** During soil excavation, grading, or other subsurface disturbance within 100 feet of conserved riparian/riverine habitat on site, the construction superintendent shall supervise provision and maintenance of all standard dust control BMPs to reduce fugitive dust emissions, including but not limited to the following actions:

   a) Water any exposed soil areas a minimum of twice per day, or as allowed under any imposed drought restrictions. On windy days or when fugitive dust can be observed leaving the construction site, additional water shall be applied at a frequency to be determined by the on-site construction superintendent.

   b) Pave, periodically water, or apply chemical stabilizer to construction access/ egress points.

   c) Minimize the amount of area disturbed by clearing, grading, earthmoving, or excavation operations at all times.

   d) Operate all vehicles on graded areas at speeds less than 15 miles per hour.

   e) Cover all stockpiles that will not be utilized within 3 days with plastic or equivalent material, to be determined by the on-site construction superintendent, or spray them with a non-toxic chemical stabilizer.

4) **Noise.** The on-site construction superintendent shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction noise shall be included in contractor specifications and include, but not be limited to, the following:

   a) Properly outfit and maintain construction equipment with manufacturer-recommended noise-reduction devices to minimize construction-generated noise.

   b) Operate all diesel equipment with closed engine doors and equip with factory recommended mufflers.

   c) Use electrical power, when feasible, to operate air compressors and similar power tools.

   d) Employ additional noise attenuation techniques, as needed, to reduce excessive noise levels within conserved riparian/riverine habitat on site, such as placement of temporary sound barriers or sound blankets at the top of slope adjacent to these areas.

   e) Locate construction staging areas at least 100 feet from Drainage A.

5) **Lighting.** To avoid light spillover into the adjacent conserved riparian/riverine habitat on site, any proposed lighting fixtures within 100 feet of these areas shall incorporate internal baffles to direct the light towards the ground and shall have a zero side-angle cut-off to the horizon. All lighting and fencing for infrastructure adjacent to jurisdictional areas shall be designed or reviewed by a qualified biologist to allow wildlife to move without hindrance.

6) **Runoff-Toxics.** To address potential short-term impacts to water quality within the on-site drainages from construction runoff that may carry storm water pollutants, a storm water pollution prevention program (SWPPP) shall be implemented by the construction contractor as required by the State Water Resources Control Board (SWRCB) Construction General Permit. The SWPPP shall identify BMPs related to the control of toxic substances, including construction fuels, oils, and other liquids. These BMPs shall be implemented by the Applicant's contractor prior to the start of any ground clearing activity, shall be subject to periodic inspections by the County and the project's hydrological consultant, shall be maintained throughout the construction period and remain in place until all landscape and permanent BMPs are in place. BMPs shall be monitored and repaired if necessary to ensure maximum erosion, sediment, and pollution control. In addition, the permittee shall:

   a) Prohibit the use of erosion control materials potentially harmful to fish and wildlife species, such as mono-filament netting (erosion control matting) or similar material, within and adjacent to CDFW jurisdictional areas;

   b) Utilize fiber rolls, straw wattles, and/or hay bales free of non-native plant materials;

   c) Ensure compliance with all litter and pollution laws by all contractors, subcontractors, and employees;

   d) Not allow water containing mud, silt, or other pollutants from grading, aggregate washing, or other activities to enter a lake, streambed, or flowing stream or be placed in locations that may be subjected to high storm flows.

In addition, the measures listed below apply to project construction.

e) Spoil sites shall not be located within a lake, streambed, or flowing stream or locations that may be subjected to high storm flows, where spoil shall be washed back into a lake, streambed, or flowing stream where it will impact streambed habitat and aquatic or riparian vegetation.

f) Raw cement/concrete or washings thereof, asphalt, paint, or other coating material, oil or other petroleum products, or any other substances which could be hazardous to fish and wildlife resources resulting from project related activities shall be prevented from contaminating the soil and/or entering the waters of the state. These materials, placed within or where they may enter a lake, streambed, or flowing stream by Permittee or any party working under contract or with the permission of Permittee, shall be removed immediately.

g) No equipment maintenance shall be done within or near any lake, streambed, or flowing stream where petroleum products or other pollutants from the equipment may enter these areas under any flow.

h) No broken concrete, cement, debris, soil, silt, sand, bark, slash, sawdust, rubbish, or washings thereof, oil or petroleum products, or other organic or earthen material from any construction or associated activity of whatever nature shall be allowed to enter into or be placed where it may be washed by rainfall or runoff into waters of the state. When operations are completed, any excess materials or debris shall be removed from the work area. No rubbish shall be deposited within 150 feet of the high-water mark of any lake, streambed, or flowing stream.

i) Construction operations shall be staged far away from the MSHCP Conservation Area as possible.

7) **Additional Encroachments During Construction.** The following measures shall also be incorporated into the construction documents and specifications, and implemented by the contractor, to avoid potential construction-related impacts to conserved riparian/riverine habitat outside of the approved disturbance limits.

a) Construction worker training shall be provided by a qualified biologist at the first preconstruction meeting.

b) Exclusionary fencing and signs shall be erected near the top of slope adjacent to conserved riparian/riverine habitat to prevent accidental/unauthorized intrusions during construction.

c) No equipment shall be operated in areas of flowing water.

d) Construction access and staging areas for storage of materials and heavy equipment, and for fueling, cleaning, or maintenance of construction vehicles or equipment, shall be prohibited within 20 feet from the top of slope adjacent to conserved riparian/riverine habitat.

e) A qualified biologist shall be on site during initial clearing/grubbing, grading, and/or construction activities within the riparian/riverine habitat within Drainage B to be impacted, or within 100 feet of the habitat to be avoided, and shall periodically monitor these activities to ensure they do not exceed the fenced construction limits.

Response 4.c

Less than Significant with Mitigation. The project will impact federally protected waters. According to a jurisdictional delineation, the project site contains 0.71 acres of land considered jurisdictional by USACE and thus federally protected. There is 0.79 acres of land considered jurisdictional by CDFW and thus state-protected. The project would develop over and thus directly and permanently impact the entire 0.71 acres and 0.79 acres of federally protected and state-protected waters on site, respectively (RBF 2014). Therefore, the project was required to obtain a CWA Section 404 permit from USACE, CWA Section 401 Water Quality Certification from the San Diego Regional Water Quality Control Board (SDRWQCB), and a Section 1602 Streambed Alteration Agreement from CDFW (MBA 2016). **Mitigation Measure BIO-6** requires the establishment of 3.3 acres of biologically superior riparian/riverine habitat on site, which would appropriately compensate for impacts to federally protected and state-protected waters. Further, **Mitigation Measure BIO-7** requires the implementation of MSHCP provisions to avoid or minimize indirect project-related impacts to federally protected and state-protected riparian/riverine habitat located south of the project site during construction. In addition, the project includes PDFs based on MSHCP provisions that would avoid indirect impacts to newly created riparian/riverine habitat on site that would be within both federal and state jurisdiction, as well as indirect impacts to off-site riparian habitat. Therefore, implementation of **PDFs BIO-1** through **BIO-7** and **Mitigation Measures BIO-6** and **BIO-7** would reduce jurisdictional water impacts to less-than-significant levels.

Response 4.d

Less than Significant with Mitigation. The project has the potential to affect migratory corridors. No migratory corridors or linkages identified in the Western Riverside County MSHCP are located on the project site. However, the Proposed Constrained Linkage 24, which consists of the portion of Temecula Creek located between Redhawk Parkway and Pauba Road, is located south of the project site. This linkage focuses on the conservation of riparian scrub, woodland, forest, and Riversidean alluvial fan sage scrub habitat along Temecula Creek and in adjacent grasslands. The project could indirectly affect Proposed Constrained Linkage 24 through sedimentation (MBI 2017) caused by ground disturbance during construction and an altered drainage regime during operation. Sedimentation within this linkage could alter habitat such that it is rendered unusable by migrating species. However, implementation of **Mitigation Measure BIO-7** requires development of a SWPPP per SWRCB Construction General Permit requirements. The SWPPP would include various BMPs designed to prevent erosion during construction, which would in turn avoid sedimentation from occurring and impacting downstream areas. **PDF BIO-2** of the project would ensure the project did not result in excessive runoff thereby reducing distribution of substantial sediment downstream during operation. Furthermore, 3.3 acres of newly created wetland, riparian scrub, and non-wetland waters/streambed proposed by **Mitigation Measure BIO-6** would act as a natural sediment trap for any sediment leaving the project site during operation, thereby preventing excess sediment from migrating south and impacting the Proposed Constrained Linkage 24. With implementation of **PDF BIO-2** and **Mitigation Measures BIO-6** and **BIO-7**, impacts would be less than significant.

Response 4.e

Less than Significant with Mitigation. The project would not conflict with local policies or ordinances protecting biological resources. As described in response 4.f below, the project would comply with the Western Riverside County MSHCP. The project would comply with provisions in the City of Temecula General Plan Open Space/Conservation Element and Land Use Element pertaining to the protection of biological resources. There are no other local policies or ordinances in place to protect the plant and wildlife resources present or with the potential to occur on the project site as described in response 4.a above. There would be no impact.

Response 4.f

Less than Significant with Mitigation. The project has the potential to conflict with the provisions of an adopted Habitat Conservation Plan. The project site is located within the Western Riverside County MSHCP, Southwest Area Plan; a portion of the project site extends into Criteria Cell 7273, designed to contribute to Proposed Constrained Linkage 24 that protects riparian habitat in Temecula Creek and provides movement for large mammals (MBI 2016). Consistent with MSHCP Burrowing Owl Survey Requirements, a habitat assessment for burrowing owls and nesting birds was conducted and determined moderate potential to occur on the project site as described in response 4.a above. A DBESP was also prepared due to anticipated impacts to riparian/riverine areas. Based on DBESP conclusions that direct impacts to riparian/riverine areas could not be avoided (MBI 2017), new riparian/riverine habitat would be created as proposed by **Mitigation Measure BIO-6**. **Mitigation Measure BIO-7** requires implementation of applicable MSHCP provisions including Urban/Wildlife Interface Guidelines to avoid indirect impacts during construction and operation to riparian/riverine areas and the migratory habitat within the Proposed Constrained Linkage 24. In addition, various PDFs have been incorporated into the project based on the MSHCP provisions designed to avoid impacts to riparian/riverine areas during project operation. The project site is also located within the SKR Fee Area according to the Riverside County SKR HCP. **Mitigation Measure BIO-5** would require payment of a mitigation fee for consistency with the Riverside County SKR HCP. With implementation of **PDFs BIO-1** through **BIO-7** and **Mitigation Measures BIO-5** through **BIO-7**, impacts associated with the MSCHP and SKR HCP would be less than significant.

V. Cultural Resources

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Paseo del Sol Specific Plan was surveyed for cultural resources in 1979 and was incorporated into a report. One prehistoric and one historic resource were identified on site. The historic site no longer exists on site [as of the time of the 1988 Paseo del Sol Plan]. The prehistoric site [located within the Paseo del Sol Specific Plan Area, but not within PA-4 TTM 36483] consisted of two unifacial manos and a 40-by-20-meter area of sporadic occupation. In order to mitigate this prehistoric site, it is recommended that the ground cover be reduced by removal of vegetation and trash to provide better surface visibility and all artifacts and features mapped and collected. Subsurface testing shall be conducted consisting minimally of two 1-by-1-meter excavation units.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 5.a

No Impact. The following discussion focuses on historic architectural resources. Archaeological resources, including archaeological resources that are potentially historical resources according to CEQA Guidelines Section 15064.5, are addressed under response 5.b. Numerous cultural resources studies have been previously conducted that covered the project site including: *Environmental Impact Evaluation: An Archaeological Assessment of Vail Meadows Specific Land Use Plan* prepared by Consulting Archaeology (Drover 1988); *Cultural Resource Management Investigations of Paloma del Sol Development, Temecula, California* prepared by Consulting Archaeology (Drover 1996); *Cultural Resource Management Investigations of Paloma del Sol Development, Temecula, California: Archaeological Grading Monitoring* prepared by Consulting Archaeology (Drover 1997); and *Paseo del Sol PA-4 Development Site and Off-Site Storm Drain Section 106 Assessment* completed by Brian F. Smith and Associates, Inc. (Smith 2015) (Appendices D1 through D4). No historic architectural resources are located within the project site, and no impact would occur to historical resources.

Response 5.b

Less than Significant with Mitigation. This section discusses archaeological resources that are potentially historical resources according to CEQA Guidelines Section 15064.5 as well as unique archaeological resources defined in Section 21083.2(g). As discussed under response 5.a, numerous cultural resources studies have been previously conducted that covered the project site. Most recently, Brian F. Smiths and Associates, Inc. prepared a study in 2015 that consisted of a records search at the California Historical Resources Information System—Eastern Information Center and pedestrian survey.

The records search results indicated that five cultural resources studies that included the project site have been previously conducted, and the entirely of the project site has been surveyed multiple times. One previously recorded cultural resource (CA-RIV-1753H) has been documented overlapping the northwestern portion of the project site. CA-RIV-1753H was originally recorded in 1979 as a historic dairy and mill built in 1910. The dairy was then significantly modified and converted to a feedlot in 1948, and by 1988 the historic dairy had been destroyed. The property was subsequently graded in 1997. Consulting Archaeology monitored grading of the project site and of four trenches excavated within CA-RIV-1753H. No new archaeological resources or deposits related to CA-RIV-1753H were identified. The pedestrian survey conducted by Brian F. Smiths and Associates, Inc. in 2015 indicate that the project site has been previously disturbed by grading and landform modification, and no cultural resources were identified within the project site (Smith 2015)

A review of historic maps and aerial photographs confirms that the project site has significantly changed over the past 80 years. The project site appears undeveloped and in a natural state in a 1938 aerial. By the 1960s, it appears to be under agricultural cultivation. In a 1978 aerial, there is a large reservoir present, and development related to the dairy and mill are visible within the project site. A 2002 aerial depicts the current condition of the project site, with graded pads and a drainage canal bisecting the property (historicaerials.com 2018).

An updated geotechnical investigation report was completed for the project on March 27, 2015, by Converse Consultants (Appendices E1 and E2), and was reviewed by ESA to assess the project's potential to encounter undisturbed soils that could contain buried archaeological resources. This report supplements a previous geotechnical investigation report completed by Convers Consultants in 1997. While the original report did not include a map indicating the lateral and vertical extent of the grading and fill placement, it states that "during the grading, surficial colluvium and alluvium in the northern portion of the site was excavated to expose dense older alluvium or Pauba Formation bedrock. Surficial alluvium and up to 15 feet of existing fills were excavated from the southern portion of the site to expose fine to medium grained sandy alluvium" (Quazi 2015). The subsequent report describes the project site as containing three "superpads"—two on an upper level in the northern portion of the project site, and one on the lower level in the southern portion of the project site (Quazi 2015). This investigation found that the northern pads are underlain by approximately 15 to 35 feet of fill, and the southern pad is underlain by approximately 5 to 15 feet of fill (Quazi 2015). Converse Consultants indicated that in general, the superpads should be excavated to a depth of approximately 3 feet below existing grade, and that if after the planned lowering of the northern upper superpads, uncompacted alluvium soil is encountered, such alluvium should be

overexcavated and recompacted to a minimum depth of 3 feet below the bottom of the proposed footing elevation. The maximum cuts and fills are expected to be 15 to 20 feet.

CA-RIV-1753H has been destroyed by previous grading and the site no longer exists within the project site. Therefore, the project would not impact known archaeological resources. Given that the project site has been subject to previous ground disturbance (as described in the geotechnical investigation report), that archaeological monitoring was conducted for previous grading with no significant archaeological resources being identified, and that the majority of project-related excavation is anticipated to occur in fill soil, it appears the majority of excavation is unlikely to encounter unknown archaeological resources during project construction. However, cuts and fills could extend up to 15 to 20 feet and could extend into undisturbed soils. If subsurface cultural deposits are encountered, the project could result in an impact to archaeological resources. With implementation of **Mitigation Measures CUL-1** and **CUL-2**, which require archaeological monitoring and treatment of inadvertent discoveries, impacts to archaeological resources would be reduced to a less-than-significant level.

Mitigation Measures

CUL-1: The Applicant shall retain a Riverside County qualified/City of Temecula approved archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation. The archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to evaluate the significance of any potential resources discovered on the property. Archaeological monitors shall be allowed to monitor all grading, excavation, and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified. The archaeologist shall provide a Phase IV monitoring report at the end of all earthmoving activities to the City of Temecula, the Pechanga Tribe and the Eastern Information Center at UC, Riverside.

CUL-2: In the event of the unanticipated discovery of archaeological materials, the contractor shall immediately cease all work activities in the area (within approximately 100 feet) of the discovery until it can be evaluated by a Qualified Archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (codified in 36 CFR Part 61; 48 FR 44738-44739. The Applicant shall immediately notify the City of any discoveries and implement protective measures (such as cordoning off the area). Construction in the vicinity of the find shall not resume until authorized by the City.

If it is determined that the discovered archaeological resource constitutes a historical resource or unique archaeological resource pursuant to CEQA, avoidance and preservation in place shall be the preferred manner of mitigation. Preservation in place maintains the important relationship between artifacts and their archaeological context and also serves to avoid conflict with traditional and religious values of groups who may ascribe meaning to the resource. Preservation in place may be accomplished by, but is not limited to, avoidance, incorporating the resource into open space, capping, or deeding the site into a permanent conservation easement. In the event that preservation in place is determined to be infeasible and data recovery through excavation is the only feasible mitigation available, an Archaeological Resources Research Design and Treatment Plan shall be prepared and implemented by the Qualified Archaeologist in consultation with the City that provides for the adequate recovery of the scientifically consequential information contained in the

archaeological resource. For discoveries of Native American cultural resources, the City shall follow the provisions of Mitigation Measure TCR-2 and consult with the Pechanga Band of Luiseño Indians in determining treatment for the resource to ensure cultural values ascribed to the resource, beyond those that are scientifically important, are considered.

Response 5.c

Less-than-Significant Impact. No human remains or cemeteries are known to exist within the project site, and it is unlikely that the project would disturb unknown human remains since the majority of project-related excavation is anticipated to occur in fill soil. If human remains were encountered, the project would comply with provisions of state law regarding discovery of human remains, including Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. The Riverside County Coroner would be notified in the event human remains are encountered, and if the County Coroner determines that the remains are Native American, the Native American Heritage Commission (NAHC) would be notified in accordance with Health and Safety Code Section 7050.5, subdivision (c), and Public Resources Code Section 5097.98. The NAHC would designate a Most Likely Descendent for the remains per Public Resources Code Section 5097.98. As such, impacts would be less than significant.

VI. Energy

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
6. ENERGY. Would the project:					
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Paseo del Sol Specific Plan was not evaluated for potential environmental impacts of energy use. When the project EIR was certified in 1988, there was no legislation or regulatory guidance with respect to CEQA analysis, therefore the project EIR did not assess project energy impacts.

The project EIR and Addenda included energy efficiency and conservation mitigation measures including **Mitigation Measures AIR-2** and **AIR-3**, as discussed in Section III, Air Quality, and also included General Plan air quality impact mitigation measures in the project EIR and Addenda to reduce automobile or energy use. In addition, the project EIR addresses the project's energy consumption, as provided in this excerpt from the EIR.

Energy Consumption—Electricity: The proposed project will create a demand for electrical energy which is generated from power plants utilizing fossil fuels. Electric power generating plants are distributed throughout the SCAQMD area, and their emissions contribute to the total regional pollutant burden, as well as to local pollution concentrations. The level of emissions that could result from generation of electricity for the proposed residential units and commercial use is computed by multiplying the project's total energy demand by the emission factor for each pollutant (as determined by the SCAQMD).

According to Southern California Edison, residential units utilize an estimated 6,081 kilowatt-hour (kwh)/year/unit. This estimate is based on the "Air Quality Handbook for EIR's" (revised April 1987). Utilizing this estimate, the 5,654 units proposed by The Meadows at Rancho California Specific Plan would utilize 34,974,381 kwh/year. Assuming that the 33 acres of Neighborhood and Community Commercial uses proposed by the project will support approximately 500,000 square feet of space, 7,560,000 kwh/year would be utilized (15.3 kwh/square feet/year). Based on the above information, the total annual electrical usage for The Meadows at Rancho California Specific Plan is estimated to be 42,975,030 kwh. See Table IX, Power Plant Emissions, for emissions associated with this demand for electricity.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 6.a

Less-than-Significant Impact. With respect to construction and operational transportation energy, the proposed project would increase the demand for transportation fuel (diesel and gasoline) from construction equipment and vehicles traveling to and from the site. The project would require construction contractors and truck operators to comply with applicable State regulations governing heavy duty diesel on- and off-road equipment. As discussed in Section III, Air Quality, the California Air Resources Board (CARB) adopted a regulation to limit heavy-duty diesel motor vehicle idling to no more than five minutes at any location. According to the CARB staff report that was prepared at the time the anti-idling ATCM was proposed for adoption in late 2004/early 2005, the regulation was estimated to reduce non-essential idling and associated emissions of diesel PM and NOx emissions by 64 and 78 percent, respectively, in analysis year 2009 (CARB 2004). These reductions in emissions are directly attributable to overall reduced idling times and reduced idling fuel combustion as a result of compliance with the regulation. Additionally, the project would most likely be using newer construction equipment than was analyzed for in the original EIR and therefore the fuel efficiency of the equipment would exceed that of the older equipment analyzed under the original EIR. Compliance with these regulations and the use of newer equipment would reduce the inefficient, wasteful, and unnecessary consumption of transportation energy demand and impacts would be considered less than significant.

Furthermore, the project would not only implement the energy efficiency procedures required by regulations, such as the current Title 24 standards and the CALGreen Code, but would also incorporate features that would reduce energy and water consumption by meeting the criteria established in **Mitigation Measures AIR-2** and **AIR-3**, as discussed in Section III, Air Quality. As a result, the project would not result in wasteful or unnecessary consumption of energy and impacts would be considered less than significant.

Response 6.b

Same or Less Impact than Identified in the Certified EIR. The State of California and the City of Temecula have implemented energy policies relevant to this project. As discussed above, the project would require construction contractors and truck operators to comply with applicable State regulations governing heavy duty diesel on- and off-road equipment to minimize transportation fuel consumption. In addition to meeting the energy efficiency measures that are required by regulation, such as the current Title 24 standards and the CALGreen Code, the project would incorporate features that would reduce energy and water consumption by meeting criteria described in **Mitigation Measures AIR-2** and **AIR-3**, as discussed in Section III, Air Quality. Overall, the project would not conflict with applicable energy efficiency policies or standards. As such, impacts would be considered less than significant.

References

California Air Resources Board (CARB), 2004. Staff Report: Initial Statement of Reasons for Proposed Rulemaking, Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling, Appendix F. July 2004. Available: https://www.arb.ca.gov/regact/idling/idling.htm. Accessed April 2017.

VII. Geology and Soils Seismicity

		Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
7.	**GEOLOGY AND SOILS SEISMICITY.** Would the project:					
a.	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:	☐	☐	☒	☐	☐
	i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐	☐
	ii. Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☐	☐	☒	☐	☐
	iii. Seismic-related ground failure, including liquefaction caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☐	☐	☒	☐	☐
	iv. Landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☐	☐	☒	☐	☐
b.	Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐	☐
c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse caused in whole or in part by the project's exacerbation of existing environmental conditions?	☐	☐	☒	☐	☐
d.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☐	☐	☒	☐	☐
e.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	☒
f.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

Several geotechnical investigations have been conducted on the project site, including: Geotechnical Report for Environmental Impact Purposes (May 1987), Fault Study, 1,400-acre The Meadows at Rancho California Project (August 1987), and Evaluation of Liquefaction Potential,

Portion of Vail Meadows (September 1987), which concluded that the site does not have any active faults within its boundaries. The project site is expected to experience ground motion from earthquakes on regional and/or local causative faults. The dominant seismic feature, the Elsinore Fault Zone, is approximately located 7,000 feet northwest of the project site. The project site is subject to liquefaction in the southwestern portion of the Paseo del Sol Specific Plan project site where the flat historic flood plain of Temecula Creek is located. When mitigation measures are implemented, the impacts regarding seismic hazards are considered non-significant.

Mitigation measures contained within the Certified EIR and subsequent Addenda required to alleviate impacts from the Paseo del Sol Specific Plan are as follows:

- Conformance with the latest Uniform Building Code and City Ordinances can be expected to satisfactorily mitigate the effect of seismic groundshaking.
- Mitigation of the liquefaction potential within the southern portion of the site will occur as a result of project development, which will lower artificially high ground water levels by removal of recharge ponds, as well as increased overburden as a result of site grading.
- During site development, additional geological evaluation should be continued in order to verify the extent and relative age of fault activity, according to Pacific Soils Engineering, Inc.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Responses 7.a, 7.c, 7.d

Same or Less Impact than Identified in the Certified EIR. The project site is within the City of Temecula, Riverside County. The City contains land within a delineated Alquist-Priolo Earthquake Fault Zone, although the project site is not located within a Fault Zone. Additionally, mapped earthquake faults exist within the City and region, although none cross the project site. The nearest mapped fault, the Wildomar fault, which is in the Elsinore Fault Zone, is located approximately 2 miles west of the site.

All of Southern California, including the project site, is considered to be a seismically active region. Seismic hazards that may affect the site include ground shaking, liquefaction, and dynamic settlement. Due to lack of active faults in the immediate vicinity of the project site, other hazards such as ground rupture along a pre-existing fault of grounds lurching are considered unlikely.

Liquefaction normally occurs when sites underlain by saturated, loose to medium dense, granular soils are subjected to relatively high ground shaking. During an earthquake, ground shaking may cause certain types of soil deposits to lose shear strength, resulting in ground settlement, oscillation, loss of bearing capacity, land sliding, and the buoyant rise of buried structures. The majority of liquefaction hazards are associated with sandy soils, silty soils of low plasticity, and some gravelly soils. Cohesive soils are generally not considered to be susceptible to liquefaction. In general, liquefaction hazards are most severe within the upper 50 feet of the surface, except where slope faces or deep foundations are present. The project site is subject to liquefaction in the southwestern portion of the project site where the flat historic flood plain of Temecula Creek is located.

In order to minimize potential damage to the buildings and site improvements, all construction in California is required to be designed in accordance with the latest seismic design standards of the California Building Code. The California Building Code, Title 24, Part 2, Chapter 16 addresses structural design and Chapter 18 addresses soils and foundations. Collectively, these state requirements, which have been adopted by the City of Temecula, include design standards and requirements that are intended to minimize impacts to structures in seismically active areas of California. Section 1613 specifically provides structural design standards for earthquake loads. Sections 1803.5.11 and 1803.5.12 provide requirements for geotechnical investigations for structures assigned varying Seismic Design Categories in accordance with Section 1613. Design in accordance with these standards and policies would reduce any potential impact to the extent feasible. Absent any known faults, and because development of the project must be designed in conformance with state and local standards and policies that minimize risk from seismic shaking to the extent practicable, any potential impact would be less than significant.

As indicated in the 2016 California Geological Survey, the project site is not located within a landslide zone.

The Certified EIR and subsequent Addenda concluded that project-level and cumulative impacts would be less than significant with mitigation. The extent of project impacts upon existing seismic conditions will be the same since no increase in the overall developable area is proposed. Therefore, impacts would remain less than significant with mitigation and no new mitigation is required.

Response 7.b

Same or Less Impact than Identified in the Certified EIR. The project site is currently undeveloped and is not at significant risk of erosion under the existing conditions. Construction activities including grading could temporarily increase soil erosion during and shortly after project construction if not properly managed. Construction-related erosion could result in the loss of a substantial amount of nonrenewable topsoil and could adversely affect water quality in nearby surface waters. All projects are required to develop in accordance with City standards, including NPDES standards, which require the implementation of erosion control and BMPs. Less-than-significant impacts are anticipated as a result of implementation of the project.

Response 7.e

No Impact. The project would not require the use of septic tanks or alternative waste water disposal systems for the disposal of waste water. Implementation of the project would result in no impact relative to this topic.

Response 7.f

Less than Significant with Mitigation. The project site is located within the Pauba Valley, a broad alluvial valley eroded into the Pleistocene Pauba Formation by Temecula Creek. Geologic maps indicate that the site is primarily underlain by Holocene alluvial deposits (Qa). The Pleistocene Pauba Formation (Qp) is located in the northwest corner of the project site and also underlies the Holocene alluvium (Quazi 2015). Holocene alluvium (Qa) has a low paleontological sensitivity and is generally too young to have preserved fossils, although sensitivity can increase with depth. The Pauba Formation (Qp) has a high paleontological sensitivity. Fossils recovered from the Pauba

Formation include specimens of ground sloth, mammoth, mastodon, horse, tapir, camel, llama, pronghorn antelope, dire wolf, short-faced bear, saber-toothed cat, woodrat, vole, rabbit, bat, shrew, bird, lizard, turtle, tortoise, plants, and snails.

As discussed under response 5.b, above, the majority of project-related excavation is anticipated to occur in fill soil. However, cuts and fills could extend up to 15 to 20 feet. If the Pauba Formation is encountered, the project could result in an impact to paleontological resources. With implementation of **Mitigation Measure GEO-1**, which requires treatment of inadvertent discoveries, impacts to unique paleontological resources would be reduced to a less-than-significant level.

Mitigation Measures

GEO-1: If construction or other project personnel discover any potential fossils during construction, work shall cease in a 100-foot radius of the discovery until a Qualified Paleontologist meeting the Society of Vertebrate Paleontology (SVP) standards (SVP 2010) has assessed the discovery and made recommendations as to the appropriate treatment. The Applicant shall immediately notify the City of any discoveries and implement protective measures (such as cordoning off the area). Construction in the vicinity of the find shall not resume until authorized by the City.

If the find is deemed significant, it shall be salvaged following the standards of the SVP (2010) and curated with a certified repository. Following a discovery, the Qualified Paleontologist shall also provide the City with recommendations regarding future paleontological monitoring, if deemed warranted.

VIII. Greenhouse Gas Emissions

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
8. GREENHOUSE GAS EMMISIONS. Would the project:					
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒	☐

Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Paseo del Sol Specific Plan was not evaluated for potential environmental impacts of greenhouse gases (GHG) and climate change. When the project EIR was certified in 1988, there was no legislation or regulatory guidance with respect to CEQA analysis, therefore the project EIR did not assess project GHG impacts. Subsequent to certification of the 1988 EIR, the State adopted GHG legislative and regulatory GHG guidance. However, as GHG was a "known" environmental issue in 1988, when the 1988 EIR was certified, an addendum to the 1988 EIR is not required to address GHG issues (based on *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515).

As described above, the project EIR and Addenda included energy efficiency and conservation mitigation measures including **Mitigation Measures AIR-2** and **AIR-3**, as discussed in Section III, Air Quality, and the General Plan air quality impact mitigation measures in the project EIR and Addenda to reduce automobile or energy use. In addition, the project EIR address the project's energy consumption, as provided in this excerpt from the EIR.

Energy Consumption - Electricity: The proposed project will create a demand for electrical energy which is generated from power plants utilizing fossil fuels. Electric power generating plants are distributed throughout the SCAQMD area, and their emissions contribute to the total regional pollutant burden, as well as to local pollution concentrations. The level of emissions that could result from generation of electricity for the proposed residential units and commercial use is computed by multiplying the project's total energy demand by the emission factor for each pollutant (as determined by the SCAQMD).

According to Southern California Edison, residential units utilize an estimated 6,081 kwh/year/unit. This estimate is based on the "Air Quality Handbook for EIR's" (revised April 1987). Utilizing this estimate, the 5,654 units proposed by The Meadows at Rancho California Specific Plan would utilize 34,974,381 kwh/year. Assuming that the 33 acres of Neighborhood and Community Commercial uses proposed by the project will support approximately 500,000 square feet of space, 7,560,000 kwh/year would be utilized (15.3 kwh/square foot/year). Based on the above information, the total annual electrical usage for The Meadows at Rancho California Specific Plan

is estimated to be 42,975,030 kwh. See Table IX, Power Plant Emissions, for emissions associated with this demand for electricity.

Natural Gas: The primary use of natural gas by the project will be for combustion to produce space heating, water heating and other miscellaneous heating or air conditioning. Consumption for residential use is estimated by Southern California Gas Co. at 6,665 cubic feet/month/unit. The 5,611 units proposed by this project would require 37,910,683 cubic feet of natural gas per month. Utilizing a factor of 2.9 cubic feet/square foot/month, the 500,000 square feet of commercial uses proposed by the project is projected to create a demand for 1,000,450 cubic feet of natural gas per month. Based on the above information, the average monthly consumption of natural gas for The Meadows at Rancho California Specific Plan is projected to be 39,910,133 cubic feet. See Table X, Natural Gas Emissions, for emissions associated with this consumption of natural gas.

In 1982, the Air Quality Management District and the Southern California Association of Governments adopted the Air Quality Management Plan (AQMP) for the South Coast Air Basin. In order to demonstrate consistency with the AQMP, a project must conform to the local general plan. The majority of The Meadows at Rancho California Specific Plan project site is located in the "Rancho Villages" area on the Open Space Conservation Map of the Riverside County Comprehensive General Plan, while the portion of the site lying south of De Portola Road is located in an area "Not Designated as Open Space." The proposed Specific Plan complies with the Goals and Objectives of the Rancho Villages Policy Plan in terms of land use and is, therefore, consistent with the Riverside County Comprehensive General Plan. This, in turn, results in consistency with the AQMP.

Relationship to General Plan Policies It is intended that the project conform with the Air Quality Land Use Standards by employing mitigation measures listed in the following discussion titled "Mitigation:"

c. Mitigation

The quality of particulate matter and other pollutants emitted during the grading and construction phase of the proposed project may be reduced through watering graded surfaces and planting ground cover as dust palliatives Because most of the project-related air pollution emissions are generated by automobiles, there is very limited potential for any effective mitigation on the part of any single developer. However, where feasible, the project will integrate the following features into the project design: Transit facilities, such as benches, shelters and turnouts Energy Efficient Buildings Solar access orientation of structures Solar heated and cooled structures and swimming pools Additionally, the design of efficient and direct traffic flow patterns on the project site can help reduce the quantity of air pollutants generated by minimizing the places in the roadway system where automobiles would be idling unnecessarily. The Circulation Plan for the project has been designed to meet this criteria [sic]. The Meadows at Rancho California project site contains most Rancho of Villages Planning Area Policy C and Plan. all of Development Planning Area Criteria D of the for these planning areas require that commercial areas provide for pedestrian and bus stop facilities in the design of the project and that projects be designed to facilitate safe pedestrian access. In addition, the Rancho Villages Policy Plan is based upon the "New

Town" concept, which will minimize external trips by incorporating working, shopping and living in close proximity.

The Meadows at Rancho California Specific Plan also (provides opportunity) for alternative modes of transportation within and adjacent to the site, including pedestrian, bicycle, and equestrian trails. The provision of these facilities will somewhat mitigate air quality impacts. A Parkway System will be provided on all collector higher volume roadways adjacent to and throughout the project site. This system will contain sidewalks on each side of the street. The pedestrian pathways will provide linkages to each neighborhood within the community, but also to major destination points including schools, parks, community recreation centers, shopping facilities, and the Rancho California Sports Park just northwest of the site. Class II or Class I bicycle trails will be located on the majority of all interior roadways with a classification of collector or greater, as shown on Figure 58, Bicycle Plan.

Pauba Road contains a bicycle trail at the northern trail. This boundary system will connect the project larger Specific Plan area and provides access to the neighborhoods and points of destination throughout the site (Specific Plan area). In addition, an equestrian trail will be provided in the parkway area on the south side of Pauba Road

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 8.a

Less-than-Significant Impact. Construction and operation of the proposed project would generate GHG emissions. Due to the complex physical, chemical and atmospheric mechanisms involved in global climate change, there is no basis for concluding that the project's individual annual GHG emissions would cause a measurable change in global GHG emissions necessary to influence global climate change. The GHG emissions of the project alone would not likely cause a direct physical change in the environment. As discussed above, an addendum to the 1988 EIR is not required to specifically address the project GHG issues (based on *Citizens for Responsible Equitable Environmental Development v. City of San Diego* (2011) 196 Cal.App.4th 515) Here, given the significant environmental review that already has occurred for the overall Paseo del Sol Specific Plan, including the Certified EIR and four Addenda, and the limited scope of the current project refinements, the City analyzes the project impacts qualitatively based on the applicable analysis included in the project EIR. CEQA Guidelines 15064.4 states "A lead agency shall have discretion to determine, in the context of a particular project, whether to … [u]se a model or methodology to quantify greenhouse gas emissions resulting from a project … or …[r]ely on a qualitative analysis or performance based standards" (AEP 2018).

The project would implement energy efficiency and conservation mitigation measures of the project EIR and Addenda including **Mitigation Measures AIR-2** and **AIR-3**, as discussed in Section III, Air Quality:

> **AIR-2:** Integrate design elements such as transit facilities, energy efficient buildings, and solar access orientation of structures; and
>
> **AIR-3:** Design for alternative modes of transportation, such as pedestrian, bicycle, and equestrian trails, within and adjacent to the site.

The Certified EIR analyzed PA-4 as planned for the development of 43.2 acres of medium density residential use at a land use density of 4.04 du/ac. In the subsequent Addenda the land use density increased to 4.4 du/ac which would allow for the development of up to 188 dwelling units.

For the proposed project, TTM 36483 proposes to decrease the land use density to 4.08 du/ac, which is consistent with the density range of 2–5 du/ac and adheres to the Specific Plan medium density land use designation. The project is proposing 168 dwelling units, which is less than the allowable development of 174 dwelling units from the last approved specific plan amendment. Because, the project would implement General Plan air quality impact mitigation measures identified in the EIR and Addenda to reduce automobile or energy use to include bicycle facilities such as bike lanes, racks, and lockers; transit facilities, such as benches, shelters, and turnouts; Park-n-Ride facilities; carpool preferential parking programs; energy efficient buildings; solar access orientation of structures; and solar heated and cooled structures and swimming pools. Therefore, implementation of these measures would reduce project GHG emissions. In addition, the California Green Building Code (CALGreen) is much stricter now compared to 1988 building standards, as well as vehicle have much lower emissions and higher fuel economy. Therefore, GHG emissions generated by the project would not result in a significant impact on the environment.

Response 8.b

Less-than-Significant Impact. Since the project EIR was published in 1988, the State has promulgated regulations aimed at reducing GHG emissions from sectors relevant to the project, including the residential and commercial energy, waste, and transportation sectors. The primary focus of many of the Statewide and regional GHG mandates, plans, policies and regulations is to address worldwide climate change.

The City of Temecula General Plan does not directly address GHG emissions and climate change. However, some of the goals and policies contained in the Air Quality Element of the City's General Plan would also result in the reduction of GHG emissions. The goals and polices in the Air Quality Element that would also apply to GHGs are provided below:

> **Goal 3:** Enhance mobility to minimize air pollutant emissions.
>
> **Policy 3.1:** Use transportation demand reduction techniques to reduce motor vehicle trips.
>
> **Policy 3.5:** Promote the use of alternative clean-fueled vehicles, new transportation technologies, and combustion engine alternatives for personal and business use.

Goal 4: Adopt effective energy conservation and recycling practices to reduce emissions.

Policy 4.1: Encourage community-wide reductions in energy consumption through conservation.

Policy 4.2: Promote local recycling of wastes and the use of recycled materials.

Policy 4.3: Encourage energy-efficient design in new development projects.

The project would implement these General Plan air quality impact mitigation measures in the project EIR and Addenda to reduce automobile or energy use to include bicycle facilities such as bike lanes, racks, and lockers; transit facilities, such as benches, shelters, and turnouts; Park-n-Ride facilities; carpool preferential parking programs; energy efficient buildings; solar access orientation of structures; and solar heated and cooled structures and swimming pools. Therefore, implementation of these measures would reduce project GHG emissions and would be consistent with the City's General Plan. Mitigation measures in the City's General Plan and project EIR will meet or exceed energy efficiency standards. The project would meet or exceed the following requirements of the CALGreen Code as part of its compliance with the City's requirements:

- HVAC Systems will be designed to meet ASHRAE standards.
- Energy commissioning shall be performed for buildings larger than 10,000 square feet.
- Air filtration systems are required to meet a minimum of MERV 8 or higher.
- Refrigerants used in newly installed HVAC systems shall not contain any CFCs.
- Parking spaces shall be designed for carpool or alternative fueled vehicles.
- Up to 8 percent of total parking spaces will be designed for such vehicles.
- Long-term and short-term bike parking shall be provided for up to 5 percent of vehicle trips.
- SWPPP will be required.
- Indoor water usage must be reduced by 20 percent compared to current California Building Code Standards for maximum flow.
- All irrigation controllers must be installed with weather sensing or soil moisture sensors.
- Wastewater usage shall be reduced by 20 percent compared to current California Building Standards.
- A minimum of 50 percent recycle or reuse of nonhazardous construction and demolition debris.
- Documentation of types of waste recycled, diverted or reused.
- Use of low-VOC coatings consistent with AQMD Rule 1168. 100 percent of vegetation, rocks, soils from land clearing shall be recycled or stockpiled on site.

Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing emissions of GHGs, and impacts would be less than significant.

IX. Hazards and Hazardous Materials

		Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
9.	**HAZARDS AND HAZARDOUS MATERIALS.** Would the project:					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒	☐
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒	☐
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒	☐
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment caused in whole or in part by the project's exacerbation of existing environmental conditions?	☐	☐	☐	☐	☒
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☐	☒
f.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐	☒
g.	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The residential, recreational, and neighborhood commercial uses proposed by the Paseo del Sol Specific Plan will not generate any toxic substances. This topic was not identified as an area of concern within the Notice of Preparation and is therefore not addressed in the Certified EIR No. 235 or subsequent Addenda.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 9.a

Less-than-Significant Impact. Construction of the project would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions. Also, all construction work would be performed consistent with applicable Federal Occupational Safety and Health Administration (OSHA) Safety and Health Standards and Cal/OSHA requirements to ensure the safety and well-being of construction workers. Operation of the residential uses would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and pool maintenance. The use of these materials would be in small quantities and in accordance with the manufacturers' instructions for use, storage, and disposal of such products, and would be transported to the site in small quantities. Therefore, operation of the project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Impacts would be less than significant.

Response 9.b

Less-than-Significant Impact. The project is proposed within the same PA-4 previously slated for development under the originally approved Paseo del Sol Specific Plan. Project construction would not involve the use of hazardous materials in substantial amounts such that a measurable risk to on-site workers or off-site residents would result from temporary construction activities.

As noted above, operation of the project would not involve the routine use, storage, transport, or disposal of notable quantities of hazardous materials. Hazardous materials to be used in association with operation of the project such as small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Impacts would be less than significant.

Response 9.c

Less-than-Significant Impact. The nearest schools to the project site are the Abby Reinke Elementary School located approximately 0.24 miles to the northwest and the Vail Ranch Middle School located approximately 0.25 miles to the south.

Construction of the project would also involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels, and oils. All construction materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers' instructions and are not expected to cause risk to the public or nearby schools.

The types of hazardous materials to be used in association with the operation of the project such as small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and pool maintenance would be contained, stored, and used in

accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, operation of the project would not create a significant risk of exposure to hazardous materials for the public or the environment, including schools.

Response 9.d

No Impact. Government Code Section 65962.5, amended in 1992, requires the California Environmental Protection Agency (CalEPA) to develop and update annually the Cortese List, which is a list of hazardous waste sites and other contaminated sites. While Government Code Section 65962.5 makes reference to the preparation of a list, many changes have occurred related to web-based information access since 1992 and information regarding the Cortese List is now compiled on the websites of the Department of Toxic Substances Control (DTSC), the State Water Board, and CalEPA. The DTSC maintains the EnviroStor database, which includes sites on the Cortese List and also identifies potentially hazardous sites where cleanup actions (such as a removal action) or extensive investigations are planned or have occurred. The database provides a listing of Federal Superfund sites [National Priorities List]; State Response sites; Voluntary Cleanup sites; and School Cleanup sites. GeoTracker is the State Water Resources Control Board's data management system for managing sites that impact groundwater, especially those that require groundwater cleanup [underground storage tanks (USTs), Department of Defense, Site Cleanup Program] as well as permitted facilities such as operating USTs and land disposal sites. CalEPA's database includes lists of sites with active Cease and Desist Orders or Cleanup and Abatement Orders from the State Water Board.

After a review of the aforementioned lists, the project site is not located on a listed hazardous materials site compiled pursuant to Government Code Section 65962.5. As such, no impacts would occur for the Paseo del Sol Specific Plan PA-4 implementation.

Response 9.e

No Impact. The Federal Aviation Administration establishes distances of ground clearance for take-off and landing safely based on such items as the type of aircraft using the airport. The nearest airport, French Valley Airport, is located approximately 6 miles north of the project site. The airport has a compatibility plan, however, the project site is located outside of the compatibility plan. The project site is not located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, and would not result in a safety hazard for people residing or working in the project area. However, the closest private airstrip is the Billy Joe Airport approximately 1.33 miles northeast of the project site. Due to the distance of the project site from the private airport, implementation of the project would not result in a safety hazard for the people residing or working in the area.

Response 9.f

No Impact. While the project will minimally impact traffic flow during the temporary construction period, it will not conflict with or interfere with emergency evacuation of the project area. Furthermore, the project would add a negligible number of additional trips to Temecula Highway 79, and the surrounding roadways and is consistent with the Certified EIR and approved Specific Plan. The local roadways would continue to function as emergency access routes as

necessary. No revisions to an adopted emergency plan would be required as a result of the project. The project does not include any actions that would impair or physically interfere with an adopted emergency response plan or emergency evacuation plan. Implementation of the project would result in no impact on an emergency evacuation plan.

Response 9.g

Same or Less Impact than Identified in the Certified EIR. The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area to mass ratio and require more heat to reach the ignition point.

The California Department of Forestry has designated the western edge of the City as a Local Responsibility Area (LRA), which is within the very high fire hazard severity zone; however, this rating does not extend to the project site. Because the project site is not located within a designated wildfire hazard area, this is a less-than-significant impact and no mitigation is required.

X. Hydrology and Water Quality

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY. Would the project result in:					
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☒	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☒	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of imperious surfaces, in a manner which would:	☐	☐	☒	☐	☐
i. Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐	☐
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	☐	☐	☒	☐	☐
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☐	☒
iv. impede or redirect flood flows?	☐	☒	☐	☐	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☒	☐	☐	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☒	☐	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Certified EIR described impacts to water quality that could occur from project grading activities and project operation that would involve additional impervious surfaces, irrigation of landscaped areas, and use of urban pollutants on site. This runoff, typical of urban use, would contribute to the degradation of water quality downstream in the Murrieta and Temecula Creeks. To mitigate for potential water quality impacts during grading, the Certified EIR required employment of erosion control devices during grading in accordance with the requirements of the Riverside County Flood Control District. The Certified EIR recommended use of the U.S. Environmental Protection Agency's (U.S. EPA's) "Water Pollution Aspects of Street Surface Contaminants" program to reduce urban runoff impacts. This program provided recommendations for street cleaning and prevention of pollutant generation and requires implementation via local agencies, Homeowners Associations and individual residents.

On-site investigations found groundwater at shallow depths ranging from 5 feet near percolation basins to 25 feet. The Certified EIR concluded adequate water supply could be provided to the project by Rancho California Water District (RCWD), which had an abundant water supply from groundwater. No mitigation was proposed for potential impacts to groundwater quality, supply or recharge.

The Certified EIR concluded that the Paseo del Sol Specific Plan would alter the existing on-site drainage patterns of the area and implementation of the Paseo del Sol Specific Plan would result in increased runoff due to impervious surfaces. The original drainage report dated August 1987 for the Paseo del Sol Specific Plan was prepared concurrently with the County of Riverside's drainage studies for the Temecula Valley backbone drainage system for the AD 159.[2] The AD 159 was created to mitigate potential flooding impacts to Temecula Creek. The AD 159 EIR was certified before the Paseo del Sol Specific Plan were approved on September 6, 1988, by the County. Implementation of AD 159 included the construction of Temecula Creek Cannel, major roadways like Temecula Parkway and Butterfield Stage Road as well as backbone drainage facilities. The original drainage report by RBF Associates stated that the westerly drainage basins north of De Portola, which drained toward Butterfield Stage Road, would be picked up and the off-site flow would be conveyed through Paseo del Sol in storm drains. As seen in the *Paseo del Sol Original Drainage Map*, the Tract 24185 drainage system flows into PA-4 at the 78-inch reinforced concrete pipe stubbed into the site south of De Portola.

The Certified EIR suggested realigning the storm drain to discharge directly into Temecula Creek in order to mitigate the increase in runoff at Margarita Road outlet. The configuration of the major storm drain outlet at Margarita Road would be a concrete energy dissipation/flow spreading device in order to mitigate higher pipe exit velocities and provide a non-erosive velocity into the existing stream. The Certified EIR also recommended the use of erosion control devices in hillside development areas to mitigate the effect of increased runoff at points of discharge. Devices suggested include temporary berms, culverts, sandbagging or desilting basins.

The City concluded in previous amendments that the Certified EIR did not address the drainage flows East of Butterfield Stage Road. AD 159 mitigated this by building Butterfield Stage Road with two 120-inch pipes in the road way to handle the north basin and stubbed a 72-inch pipe into the Savala property to pick up a small portion of the larger east west basin. The County and City required Paseo del Sol to construct an interim detention basin on PA-4 until the County approves and constructs an up stream drainage facility. The County was unable to receive approvals from upstream property owners and was unable to construct any drainage facilities.

In order to remediate this drainage problem, the project proposes a multi-functional Paseo del Sol Interceptor Channel along the southern portion of the PA-4 site adjacent to Temecula Parkway, which includes an 84-inch-diameter storm drain, and a 96-inch-diameter storm drain parallel to the existing Line S storm drain, an extension of the existing 78-inch Line S-1 storm drain from De Portola through the site to the Interceptor Channel, and in-tract local drainage system improvements. The proposed interceptor channel has been designed to convey stormwater from areas east and north of the project site through a soft bottom channel and water quality basins to

2 Preliminary Drainage Assessment for Vail Meadows

the existing culvert under Temecula Parkway in the south west corner of the project site. These improvements effectively protect the Paseo del Sol specific plan and downstream area from flooding from the off-site watershed and at the same time maintain the existing level of flood protection to the existing developments and property near the project site.

Although the Paseo del Sol Specific Plan site is not within a 100-year flood zone, the Certified EIR concluded it is subject to inundation from Vail Dam. As mitigation, the Certified EIR concluded that all improvements would be constructed in accordance with the standards of the Riverside County Flood Control District.

Subsequent Addenda concluded there would be no change to the Certified EIR conclusions regarding project impacts to water quality, erosion, and flooding.

A Preliminary *Water Quality Management Plan* (JLC 2018) (Appendix A)], an updated *Geotechnical Investigation Report* (Dudek 2015) (Appendices E1 and E2), and a *Water Management Report* (Dudek 2018) (Appendix F) were both prepared for the Paseo del Sol Specific Plan and are incorporated therein.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Project Design Features

The following PDFs shall be incorporated into project design to avoid Project-related impacts to hydrology and water quality during project operation. These PDFs are based on recommendations of the Preliminary Water Quality Management Plan (WQMP) prepared for the project.

PDF HYDRO-1: Site Design Best Management Practices. The following design concepts were recommended by the project-specific Water Quality Management Plan and have been integrated into project design. To minimize potential water quality degradation, the project has been designed to:

- Maintain natural drainage pathways and hydrologic features;
- Minimize impervious areas;
- Minimize soil compaction;
- Disperse impervious areas throughout the project site;
- Collect runoff; and
- Landscape with native and/or drought tolerant species.

PDF HYDRO-2: Source Control Best Management Practices (BMPs). The following source control BMPs were recommended by the project-specific Water Quality Management Plan and will be implemented during project construction and/or operation. To avoid impacts to water quality, the project will:

- Prevent illicit discharges into the municipal separate storm sewer system;
- Include storm drain stenciling or signage; and

- Protect trash storage areas from rainfall, run-on, runoff, and wind dispersal.

In addition, the project will implement BMPs during project operation to prevent water quality impacts from the following potential sources: storm drain inlets; indoor and structural pest control; landscape/outdoor pesticide use; pools, spas, ponds, fountains, and other water features; refuse areas; and plazas sidewalks, and parking lots. A qualified stormwater pollution prevention plan developer shall be consulted for specific source control BMP implementation details.

PDF HYDRO-3: Treatment Control Best Management Practices (BMPs). Biofiltration with partial retention of surface flow on site was recommended by the project-specific Water Quality Management Plan during project operation. The project site will thus incorporate three treatment control BMPs, including one biofiltration basin and two Filterra units (or equivalent), for treating stormwater runoff generated on the project site. Flows from certain portions of the project site will be conveyed to two Filterra units for treatment. The remainder of the project site will be collected via subsurface storm drain and treated within the biofiltration basin. The biofiltration basin and Filterra units will be maintained by periodic visits to check for appropriate functioning. The biofiltration basin and Filterra units will be constructed before other structures on site to accommodate for excess flows caused by construction activities.

PDF HYDRO-4: Minimum Construction Best Management Practices (BMPs). The following BMPs were recommended by the project-specific Water Quality Management Plan for implementation during project construction. A qualified stormwater pollution prevention plan developer shall be consulted for specific construction BMP implementation details.

- **Erosion Control.** Slopes disturbed during construction shall be stabilized via hydraulic stabilization (e.g., hydroseeding) in the summer.
- **Sediment Control.** Sediment control BMPs that will be implemented on the project site include a silt fence, fiber rolls, gravel/sand bags, storm drain inlet protection, and an engineered desilting basin.
- **Off-Site Sediment Tracking Control.** Off-site sediment tracking control BMPs that will be implemented on the project site include a stabilized construction entrance, construction road stabilization, an entrance/exit tire wash, and street sweeping and vacuuming.
- **Materials and Waste Management.** Materials and waste management BMPs that will be implemented on site include spill prevention and control as well as waste management and concrete management.

Response 10.a

Less than Significant with Mitigation. Construction of the project has the potential to violate existing water quality standards within its receiving waters, including Temecula Creek and the Santa Margarita River. Loose sediment from ground disturbance and construction-related chemicals could be washed into receiving waters and impact surface water quality. Since construction would disturb greater than an acre of ground surface, construction activities would require compliance with the State Water Resources Control Board (SWRCB) Construction General Permit. This includes preparation and implementation of an SWPPP that involves various BMPs

designed to protect water quality during construction. Types of BMPs include but are not limited to erosion control, sediment control, good housekeeping, and waste management. Per **PDF HYDRO-4**, the project would implement various erosion control, sediment control, off-site tracking control, and materials and waste management BMPs designed to reduce potential water quality impacts during construction. Implementation of various erosion and sediment control measures during construction and grading is also required by Section 18.18.020 of the City of Temecula Municipal Code. All grading within the City of requires obtainment of a grading permit; City review of the grading permit application would ensure adequate compliance with the erosion and sediment control measures in the Municipal Code.

The project also has the potential to impact both surface water and groundwater quality during construction during potential groundwater dewatering activities. According to the *Geotechnical Investigation Report*, shallow perched groundwater may be encountered in the channel and pond areas (Dudek 2015) and would require dewatering. If inappropriately discharged, the mixing of surface water and groundwater could impact one or both of their water qualities. However, all dewatering activities would be required to comply with SDRWQCB General Waste Discharge Requirements (WDRs) for Groundwater Extraction Discharges to Surface Waters within the San Diego Region (Order R9-2015-0013). These WDRs include discharge prohibitions and effluent limitations to ensure dewatered groundwater is appropriately discharged such that its quality and receiving water qualities are maintained (SWRCB 2015). Therefore, compliance with the Construction General Permit, City Municipal Code, and WDRs for groundwater dewatering would reduce impacts to surface water and groundwater quality to less-than-significant levels during project construction.

Once operational, the project could also violate existing water quality standards. The City of Temecula ensures compliance with these requirements through the review of a project-specific WQMP (City of Temecula 2018). Similar to the conclusions of the Certified EIR that anticipated water quality impacts associated with urban use, the Preliminary WQMP identified various pollutants associated with urban runoff as potential pollutants of concern including nutrients, bacteria and viruses, and pesticides (JLC 2018). To reduce potential impacts to surface water and groundwater quality from these pollutants, the project would implement **PDFs HYDRO-1** through **HYDRO-3**, which are based on the recommendations of the Preliminary WQMP. Similar to the U.S. EPA's "Water Pollution Aspects of Street Surface Contaminants" recommended for use by the Certified EIR, PDFs include prevention of pollutant generation by way of site design, source control, and treatment control BMPs, many of which require implementation and maintenance by the Homeowner's Association. Site design BMPs (detailed in **PDF HYDRO-1**) are geared toward reducing and dispersing impervious areas while maintaining existing and creating new pervious surfaces on the project site. Source control BMPs (detailed in **PDF HYDRO-2**) are geared towards preventing stormwater quality contact with various potential sources of water quality degradation present on site. Implementation of the treatment control BMPs (detailed in **PDF HYDRO-3**) includes the biofiltration and partial retention of surface flows on site through the use of a biofiltration basin and two Filterra units. Further, **Mitigation Measure HYDRO-1** requires the preparation of a Final WQMP following finalization of site design and its approval by the City. As PDFs are based on the recommendations of the Preliminary WQMP, PDFs would be updated as appropriate per any updates made in the Final WQMP. Implementation of **PDFs HYDRO-1**

through **HYDRO-4** and **Mitigation Measure HYDRO-1** would result in less-than-significant impacts to water quality during project operation.

Mitigation Measures

> **HYDRO-1: Final Water Quality Management Plan (WQMP).** A Final WQMP shall be prepared during the final project design period that Project Design Features HYDRO-1 through HYDRO-4 shall be updated as necessary to be consistent with the Final WQMP.

Response 10.b

Less than Significant with Mitigation. The proposed project has the potential to impact both groundwater recharge and supplies.

As mentioned in response 10.a above, shallow groundwater conditions on parts of the project site may require dewatering during construction. Disposal of dewatered groundwater off site could directly reduce local groundwater supplies. Per **Mitigation Measure HYDRO-2**, any groundwater encountered during construction on the project site would be recharged on the project site itself, thereby ensuring no net loss of groundwater. The project also has the potential to indirectly result in decreased groundwater supplies through dependence on the RCWD for water supplies, which obtains its water partially from the Temecula Valley Groundwater Basin. However, the District anticipates it will be able to meet 100 percent of its projected water demands (RCWD 2016), which include the water demands for the proposed project.

The project would introduce a large amount of impervious surfaces to the project site and would thus reduce the area on site capable of groundwater recharge. However, **PDF HYDRO-1** includes measures geared toward reducing and dispersing impervious areas while maintaining existing and creating new pervious surfaces on the project site Therefore, with implementation of **Mitigation Measure HYDRO-2** and **PDF HYDRO-1**, the project is not expected to result in significant impacts to groundwater recharge.

Mitigation Measures

> **HYDRO-2:** Any groundwater encountered on site during construction that requires dewatering shall be collected and stored until it can be recharged on site. Dewatered groundwater shall be recharged in a manner appropriate with San Diego Regional Water Quality Control Board General Waste Discharge Requirements for Groundwater Extraction Discharges to Surface Waters within the San Diego Region (Order R9-2015-0013).

Responses 10.c.i, 10.c.ii

Same or Less Impact than Identified in the Certified EIR. Construction of the project would involve grading and other ground-disturbing activities that would change the site's drainage pattern and could result in erosion, siltation and/or flooding could occur on or off site. As detailed in response 10.a above, an SWPPP would be prepared for the project per the requirements of the Construction General Permit that would include erosion and sediment control BMPs designed to prevent erosion and siltation from occurring from construction activities. In addition, erosion and sediment control BMPs to be implemented during construction have been folded into the project design as detailed in **PDF HYDRO-4**. Per **PDF HYDRO-3**, the proposed treatment control BMPs

including the bioretention basin and two Filterra systems would be constructed first such that any excess runoff generated during construction would be retained for treatment, thereby avoiding flooding. Therefore, construction of the project would not result in erosion, siltation or flooding during construction.

Once operational, the project would result in a permanent change to drainage patterns on site that could result in erosion, siltation and/or flooding. However, per **PDF HYDRO-1**, the proposed project has been designed to maintain natural drainage pathways and hydrologic features where possible. Additional measures detailed under **PDF HYDRO-1** are designed to minimize impervious surface connectivity and maintain or expand on pervious surfaces such that flooding would be reduced. Further, direction of runoff to treatment control PDFs designed to retain and treat runoff (as detailed in **PDF HYDRO-3**) would reduce flooding. Control of flood flows on site in turn helps reduce the potential for erosion and sedimentation on site. Contrary to what was suggested by the 1988 EIR, the proposed project would not realign the project storm drain to discharge directly into Temecula Creek to mitigate increases in runoff at the Margarita Road outlet. This treatment control PDFs would serve a function similar to the desilting basin recommended by the 1988 EIR. Therefore, runoff would be controlled leaving the site and flooding would not occur off site. Therefore, impacts related to erosion, siltation, and flooding during project operation would be less than significant with implementation of **PDFs HYDRO-1** and **HYDRO-4**.

Responses 10.c.iii

Same or Less Impact than Identified in the Certified EIR. The project would permanently increase the impervious surfaces on site and thus could create or contribute runoff that would exceed the capacity of existing stormwater drainage systems. However, as described in responses 10.c–10.d above, **PDF HYDRO-1** details various site design BMPs geared toward reducing and dispersing impervious areas while maintaining existing and creating new pervious surfaces on the project site. This would help reduce the creation of excessive runoff on site. In addition, the treatment control BMPs detailed in **PDF HYDRO-3** would be designed to retain and treat surface flows, thereby resulting in a more controlled release of surface runoff off site. Therefore, implementation of **PDFs HYDRO-1** and **HYDRO-3** would reduce impacts related to stormwater drainage system capacity exceedance to less-than-significant levels.

Response 10.c.iv

The project site is not located within a 100-year floodplain (Dudek 2018). However, the project site is located within the Vail Lake Dam inundation area (City of Temecula 2005) and could thus impede or redirect flood flows related to dam failure. The Vail Lake Dam has a high hazard potential, meaning its failure or misoperation would likely cause loss of human life (Riverside County 2015); as mitigation, the Certified EIR concluded that all project improvements should be constructed in accordance with the standards of the Riverside County Flood Control District. Per **Mitigation Measure HYDRO-3**, the project site shall be designed to comply with Riverside County Ordinance No. 458 that specifies requirements to avoid impacts to public and structures caused by flooding. Site plans shall be submitted to the Riverside County Flood Control District for approval to ensure appropriate measures have been taken to avoid impacts to people and structures from Vail Lake Dam failure. **PDF HYDRO-1** would help increase the project's impervious surfaces on site, increasing the projects ability to absorb some flood flows from dam

failure rather than impeding or redirecting the flows. With implementation of **Mitigation Measure HYDRO-3** and **PDF HYDRO-1**, impacts would be less than significant.

Mitigation Measures

HYDRO-3: The proposed project shall be designed in accordance with Riverside County Ordinance No. 458, which details design requirements for projects located in special flood hazard areas. Site plans shall be submitted to the Riverside County Flood Control District for review and approval to ensure appropriate measures have been taken to avoid impacts to humans and structure in the event of inundation resulting from Vail Lake Dam failure.

Response 10.d

Less than Significant with Mitigation. As described above, the project site is located within the Vail Lake Dam inundation area, and thus could result in the release of pollutants if inundated in the event of dam failure. However, per **Mitigation Measure HYDRO-3**, the project would be designed in accordance with Riverside County requirements for projects located in special flood hazard areas. This would increase the project's ability to resist damage and thereby reduce the potential for pollutant release in the event of dam inundation. **PDF HYDRO-1** would ensure the project retains pervious surfaces on site, thereby increasing the project's ability to absorb some flood flows from dam inundation that could contain pollutants. **PDFs HYDRO-2** and **HYDRO-3** involve the use of source control and treatment control BMPs that would help reduce the persistence of pollutants on site that could mix with flood flows during project operation. **PDF HYDRO-4** would require implementation of minimum construction BMPs that would minimize pollutants on site, thereby preventing introduction of pollutants to flood flows during construction. With implementation of **Mitigation Measure HYDRO-3** and **PDFs HYDRO-1** through **HYDRO-4**, impacts would be less than significant.

Response 10.e

The proposed project overlies the Temecula Valley groundwater basin. Since this groundwater basin is not considered a high or medium priority groundwater basin, a sustainable groundwater management plan is not required by the California Sustainable Groundwater Management Act (SGMA) for this groundwater basin (DWR 2019). Therefore, there would be no impact related to compliance with a sustainable groundwater management plan. The proposed project is located within the jurisdiction of SDRWQCB and is thus is required to comply with the Water Quality Control Plan for the San Diego Region (Basin Plan), which sets forth water quality standards for surface water and groundwater within the region. Implementation of **PDF HYDRO-1** would increase the project site's ability to infiltrate runoff, thereby reducing impacts water quality. **PDFs HYDRO-2** through **HYDRO-4** would involve implementation of various structural and non-structural measures on site during construction and operation to reduce impacts to water quality. **Mitigation Measure HYDRO-1** would involve the finalization of the project's water quality management plan and **Mitigation Measure HYDRO-2** would require appropriate discharge of any groundwater encountered during construction, thereby avoiding water quality impacts. **Mitigation Measure HYDRO-3** would increase the project's ability to resist damage thereby reduce the potential for pollutant release in the event of dam inundation. Thus, implementation of **PDFs HYDRO-1** through **HYDRO-4** and **Mitigation Measures HYDRO-1** through **HYDRO-3** would

help ensure compliance with the Water Quality Control Plan for the San Diego Region and result in less-than-significant impacts.

References

Department of Water Resources (DWR). 2019. Sustainable Groundwater Management Act. 2019 Basin Prioritization. Process and Results. April 2019. Available at https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization; accessed on May 28, 2019.

XI. Land Use and Planning

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
11. LAND USE AND PLANNING. Would the project:					
a. Physically divide an established community?	☐	☐	☒	☐	☐
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Certified EIR and Addendum No. 4 found that the proposed project was consistent with the general plan and zoning land use designations, and associated general plan policies.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 11.a

Same or Less Impact than Identified in the Certified EIR. The project would not physically divide an established community. The project site is the last undeveloped planning area of the Paseo del Sol Specific Plan and does not contain an established community. The project's proposed uses are consistent with what was previously planned for the area and would not physically divide an established community, and no new or different land use impacts would occur than those previously identified in past environmental documents prepared for the Paseo del Sol Specific Plan.

Response 11.b

Same or Less Impact than Identified in the Certified EIR. The key planning documents that are directly related to, or that establish a framework within which the project must be consistent, include:

- City of Temecula General Plan;
- City of Temecula Zoning Ordinance; and
- Riverside County Airport Land Use Compatibility Plan Policy Document.

The project site currently has an LM Specific Plan Land Use Designation and an SP Zoning Designation. The LM designation denotes areas for typical single-family neighborhoods, including single-family detached, single-family zero lot line, patio homes, and duplexes. The allowed density under the LM designation is 3.0 to 6.9 du/ac. The proposed 168 residential units on 42.6 acres would result in 4.08 du/ac. This is consistent with the Temecula General Plan and Zoning Ordinance.

The project is not located within an Airport Land Use Compatibility Plan; thus the project would not conflict with the Riverside County Airport Land Use Compatibility Plan Policy.

The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

XII. Mineral Resources

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
12. MINERAL RESOURCES. Would the project:					
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☐	☒

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Certified EIR found the State Division of Mines and Geology has prepared mineral resource reports designating mineral deposits of statewide or regional significance. The State Geologist has classified areas into Mineral Resources Zones (MRZ) and Scientific Resource Zones (SZ). The zones identify the statewide or regional significance of mineral deposits based on the economic value of the deposits and accessibility. As discussed in the Open Space/Conservation Element of the City of Temecula General Plan, the zoning classification of MRZ-3 has been applied to the City and its Sphere of Influence by the State. "The MRZ-3 areas contain sedimentary deposits which have the potential for supplying sand and gravel for concrete and crushed stone for aggregate, however; these areas are determined as not containing deposits of significance economic value based on the available data". Therefore, potential impacts to mineral resources resulting from implementation of the Approved Project would be below a level of significance, and as such, no mitigation is required.

The area and extent of impact for the project is within the same area and extent of impact for the Certified EIR. Therefore, there would be no change in the level of anticipated impacts to mineral resources, and no mitigation measures would be required.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Responses 12.a, 12.b

No Impact. The City's General Plan EIR determined that impacts related to mineral resources as a result of General Plan buildout would not be significant. No mineral extraction operations exist at the property. Additionally, there are no oil and gas extraction wells within or near the property. Implementation of the project would have no impact relative to these issues.

XIII. Noise

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
13. NOISE. Would the project:					
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan and Addendum No. 4 Findings

In the Certified EIR, noise related impacts would be generated from both short-term and long-term sources. The short-term sources are construction-related activities at the time of project implementation; the long-term sources are vehicular traffic generated by the project development. The project site is adjacent to Highway 79 to the south, Pauba Road to the north, Margarita Road to the west, and Butterfield Stage to the east. The existing vehicle traffic on these roadways adjacent to the project site generates noise, which is mitigated by expanded setbacks that reduce traffic noise levels to below a level of significance.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Responses 13.a–13.c

Same or Less Impact than Identified in the Certified EIR. In October 2015, Michael Baker International (MBI 2015) prepared the Acoustical Assessment (Appendix G) that evaluated potential mobile noise impacts to sensitive uses proposed by the Paseo del Sol TTM 36483. Mobile noise impacts were assessed in accordance with applicable laws, ordinances, and guidelines established by the County of Riverside Department of Environmental Health. The analysis identified soundwall locations and heights necessary for the proposed project. In order to reduce mobile noise levels at the project site to remain under or within the County's daytime exterior noise standard of 65 dBA for single-family residences the report indicated that minimum sound wall heights of 6, 7, and 8 feet were required to ensure proposed residential units within TTM 36483 are not exposed to sound levels in excess of the County's daytime exterior noise standards for single-family residences.

Since completion of the June 2015 Acoustical Assessment and County approval on July 2, 2015, the project has undergone minor modifications. The modifications involve the removal of an emergency fire access (adjacent to Lot 37) to add in a pedestrian walkway, the addition of a second entrance from De Portola Road, the addition of an entrance median on the Eastern Entrance, and increased the landscape zone on Butterfield Stage Road.

The MBI report found that the minor modifications to TTM 36483 and determined that the conclusions of the June 2015 Acoustical Assessment would remain unchanged. The minor modifications to the emergency fire access, eastern access, and entrance to De Portola Road would require modifications to the recommended soundwalls. These minor modifications would not affect the overall location or height of the perimeter soundwalls. Therefore, with implementation of the soundwalls depicted on the revised Exhibit 7 of the Acoustical Assessment, residences would not be exposed to sound levels in excess of the County's daytime exterior noise standards for single-family residences

The project proposes a decrease of residential density in PA-4 to 4.08 du/ac, with the reduction of 20 residences from the residential component of the Paseo del Sol Specific Plan in Addendum No. 4, which would shorten the duration of short-term construction noise impacts associated with the residences, and reduce vehicle trips, reducing the long-term noise impacts associated with traffic noise on roadways. The Paseo del Sol Specific Plan has been mostly built out and has adhered to the noise mitigation measures outlined in the Certified EIR. The project proposes the construction of 168 dwelling units and drainage improvements. This is consistent with the change that was anticipated and analyzed in the Certified EIR and the subsequent Acoustical Assessment; therefore, no additional or revised mitigation measures—with the exception of **Mitigation Measure NOI-1**, below—are necessary.

Mitigation Measures

> **NOI-1:** The project Applicant shall develop sound walls in accordance with the recommendations of the updated 2016 letter report to the Acoustical Assessment of 2015, Exhibit 7. Prior to the issuance of the first occupancy permit, the City Building Engineer shall confirm that all recommended sounds walls are installed per the recommendations or the study.

XIV. Population and Housing

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
14. POPULATION AND HOUSING. Would the project:					
a. Induce substantial unplanned population growth in an area either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐	☐
b. Displace substantial numbers of existing people or housing necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☐	☒

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The certified EIR identified the expected population growth and associated housing associated with the proposed project.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 14.a

Same or Less Impact than Identified in the Certified EIR. According to the 2016 US Census population estimates, the population in Temecula is 113,054 people. Additionally, the average household size is 3.184, according to the General Plan. The project would result in the construction of 168 residential units that would generate an estimated 535 people. This is an estimated 0.47 percent growth in Temecula. An estimated 0.47 percent growth in Temecula is not considered substantial growth in Temecula or the region and it is consistent with the assumed growth in the General Plan. The 535 people may come from Temecula or surrounding communities. Additionally, the project is within the General and Specific Plan's assumptions for projected new populations introduced into PA-4 and would provide housing for fewer individuals than expected under these Plans. Thus, the project would not induce substantial population growth in an area either directly or indirectly that was not previously anticipated under current planning documents prepared for the City.

Response 14.b

No Impact. The project site is currently undeveloped and does not contain housing or residents. The project would not displace housing or people. Implementation of the project would have no impact relative to this topic.

XV. Public Services

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
15. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a. Fire protection?	☐	☐	☒	☐	☐
b. Police protection?	☐	☐	☒	☐	☐
c. Schools?	☐	☐	☒	☐	☐
d. Parks?	☐	☐	☒	☐	☐
e. Libraries and other governmental services?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The project site is presently provided with fire protection services by the Riverside County Fire Department in cooperation with and under contract to the City of Temecula and Police Service is provided to the Specific Plan area by the Riverside County Sheriff's Department.

The Paseo del Sol Specific Plan lies within the TVUSD for grades K–12. The entire project will be served by three existing elementary schools:

- Abby Reinke Elementary School (K–5), 43799 Sunny Meadows Drive, Temecula PA-11 on site);
- Paseo Elementary School (K–5), 42940 Via Rami, Temecula (located off site); and
- Joan F. Sparkman Elementary School (K–5), 32225 Pio Pico Road, Temecula PA-7 on site).

Although the Specific Plan designates an additional site for another elementary school within the project (PA-32), the TVUSD has indicated that they no longer need that school site, since most of the dwelling units within the Paseo del Sol Specific Plan have already been built and did not generate as many students as previously predicted.

The Certified EIR assumed that build out of the Paseo del Sol Specific Plan would generate 3,086 K–8 students and 1,178 high school students. Addendum No. 4 to the Paseo del Sol Specific Plan resulted in a reduction of 539 single-family dwelling units. Using generation factors of 0.55 students per unit for grades K–8 and 0.21 students per unit for high school, there would be a decrease of 296 K–8 students and 113 high school students from those generated by the Certified EIR.

The Certified EIR identified that implementation of the Paseo del Sol Specific Plan would create a demand for parks and recreation facilities in the project area. To meet that demand, the Paseo del Sol Specific Plan proposed a number of community recreation facilities for members of the Paseo del Sol Community. The Paseo del Sol Specific Plan includes and extensive Open Space and

Recreation Program, which is planned as a major unifying element of the proposed community. According to the Paseo del Sol Specific Plan, the program is significant in that 242.3 acres of land will be devoted to recreation open space, parkway and paseo uses, which is equivalent to 16.6 acres per 1,000 residents. The subsequent addenda reduced the amount of space dedicated to park, recreational open space, parkway, and paseo uses to 142.5 acres, which decreases the ratio to 9.53 acres of park and recreation land per 1,000 residents. This reduction still adequately mitigated the increased recreation demands generated by the Paseo del Sol Specific Plan.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 15.a

Same or Less Impact than Identified in the Certified EIR. The developer will be required to participate in the fire protection impact mitigation program as approved by the County Board of Supervisors. This program includes a fee of $400.00 per residential dwelling unit to be paid when the first building permit is completed. The fees cover the cost of building, equipping and staffing a fire station. They are generated and used with specific geographical "Fire Management Areas." Land division and/or any other discretionary permits for development within a Fire Management Area require payment of fees or other mitigation determined by the County Fire Department to mitigate the impact of the development on fire protection services. The project will be required to service to the satisfaction of the Department.

The Certified EIR analyzed PA-4 as planned for the development of 43.2 acres of medium density residential use at a land use density of 4.04 du/ac. In the subsequent Addenda the land use density increased to 4.4 du/ac which would allow for the development of up to 188 dwelling units.

For the proposed project, TTM 36483 proposes to decrease the land use density to 4.08 du/ac, which is consistent with the density range of 2–5 du/ac and adheres to the Specific Plan medium density land use designation. The project is proposing 168 dwelling units, which is less than the allowable development of 174 dwelling units from the last approved specific plan amendment. Thus, because the project as proposed has fewer units than the approved Certified EIR and subsequent Addenda, the project is relatively limited in scope and is decreasing intensity in relation to the previously approved project. Therefore, the effect of this land use change would not significantly change the response times from the existing fire station to the project site, therefore no mitigation measures are required.

Response 15.b

Same or Less Impact than Identified in the Certified EIR. The Certified EIR proposed 5,611 dwelling units, which would equate to an approximate population of 17,865 persons, assuming a generation factor of 3.184 persons per unit as indicated in the City of Temecula General Plan. Addendum No. 4 to the Paseo del Sol Specific Plan proposed a maximum of 5,137 dwelling units, which represents a reduction of 474 dwelling units or approximately 1,509 project residents, which would bring the total down to 16,356 project residents. Assuming a County standard of one deputy

per 1,000 persons, the project would generate a need for 16.4 deputies. This is a reduction from the 17.9 deputies required under the Certified EIR (as recalculated using the Sheriff Department's current ratio of one deputy per 1,000 persons).

In order to mitigate the project's impacts associated with police services, the Applicant of the Paseo del Sol Specific Plan PA-4 would be required to coordinate with the Riverside County Sheriff's Department to assure that proper protection facilities and personnel would be available. To ensure safety to the residents of Paseo del Sol, safety measures would be incorporated in the design of the project's circulation components (for pedestrians, vehicles, and police), street lighting, residential door and window visibility from street and buildings, and fencing.

In subsequent Addenda, PA-4 was planned for a land use density of 4.4 would result in approximately 600 project residents, which would generate a need for 0.60 deputies. The project proposes a decrease to 4.08 du/ac in PA-4, which results in approximately 535 project residents. This would generate a need for 0.535 deputies for the project site. Consequently, impacts to services would be reduced, and no mitigation is required.

Response 15.c

Same or Less Impact than Identified in the Certified EIR. The project proposes a land use density in PA-4 of 4.08 du/ac, which is a slight increase from the original planned land use density of 4.04 du/ac and a decrease from the last approved Addenda, which planned for a land use density of 4.4 du/ac. The project proposes to reduce the number of dwelling units in PA-4 from 188 dwelling units to 168 dwelling units. Using the generation factors of 0.55 students per unit for grades K–8 and 0.21 students per unit for high school, there would be a decrease of 8 K–8 students and 3 high school students within PA-4. Consequently, impacts to schools would be reduced, and no mitigation is required.

Response 15.d

Same or Less Impact than Identified in the Certified EIR. PA-4 is the last undeveloped site of the Paseo del Sol Specific Plan and plans for approximately 2.1 acres of park and recreation and 5.7 acres of open space. The falls within the Open Space and Recreation Program, therefore, there would be no change in the level of anticipated impacts to parks and recreation, and no mitigation measures would be required.

Response 15.e

Same or Less Impact than Identified in the Certified EIR. The project site is currently served by library facilities located near the intersection of Ynez Road and Rancho California Road in Rancho California. Due to the increase in population that Paseo del Sol generates, mitigation fees are required to help increase the facility size, book collection and library staff.

The reduction in population associated with the project would result in less demand for books, library space, and library facilities. Since impacts to libraries would be reduced, no mitigation is required.

XVI. Recreation

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
16. RECREATION. Would the project:					
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The proposed project would result in a slight increase in impacts to recreation due to the additional residential units as comparted to the currently proposed project.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Response 16.a

Same or Less Impact than Identified in the Certified EIR. The project would result in the construction of 168 single-family residential homes. As noted previously, the addition of 168 single-family units at the site would increase population by up to 535 individuals. The basic park acreage standard for the City of Temecula is 5.0 acres of usable City-owned parkland per 1,000 residents. This would require the project to create 2.75 acres of parks or pay an in-lieu fee for 2.75 acres of park land. The approved Development Agreement allows for parks, greenbelts, and roadway paseos to count towards park and recreation credit. The project proposes approximately 2.1 acres of park and recreation and 5.7 acres of open space. This exceeds the minimum requirement of park acreage standards; therefore, no mitigation measures are required.

Response 16.b

Same or Less Impact than Identified in the Certified EIR. The proposed approximate 2.1 acres of park and recreation and 5.7 acres of open space is consistent with the analyzed land uses in the Certified EIR, therefore no mitigation is required.

XVII. Transportation/Traffic

		Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
17.	**TRANSPORTATION/TRAFFIC.** Would the project:					
a.	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐	☐
b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐	☐
c.	Substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐	☐
d.	Result in inadequate emergency access?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The Riverside County Master Plan of Highways was used in preparing the Certified EIR. The Paseo del Sol Specific Plan site has since been incorporated as a part of the City of Temecula and is subject to the criteria and standards set forth in the City's Circulation Element. The *Vail Meadows Development Traffic Impact Study* was prepared by Wilbur Smith Associates for the Paseo del Sol Specific Plan in November 1987. In September 1999, Wilbur Smith Associates prepared an update to the traffic report. This update related specifically to PA-1(a) and PA-1(b), which border the north side of Highway 79 South. Wilbur Smith Associates prepared a partial traffic update in February 2001, which evaluated the traffic generation impacts associated the land use changes in Addendum No. 4 to the Paseo del Sol Specific Plan.

project generated traffic was calculated at approximately 47,600 vehicle trips per day based on the land use mix proposed in the Certified EIR. Addendum No. 4 resulted in a combined net reduction in residential units, commercial acreage, and school acreage. This land use change decreased the estimated vehicle trips per day by 7,963. Although a substantial decrease, traffic improvements are still necessary.

Mitigation measures contained within the Certified EIR and subsequent Addenda required to alleviate impacts from the Paseo del Sol Specific Plan are as follows:

- Extend Meadow Parkway from De Portola Road, south to Highway 79
- Improve signalization at Highway 79 and Margarita Road Intersection, Highway 79 and Meadows Parkway Intersection, and at Margarita Road and designated "gateway" street (south of Pauba Road)
- Provision of four lanes on: Meadows Parkway between Temecula Parkway and De Portola Road, designated secondary road connecting Meadows Parkway to De Portola Road, which provides access to the proposed community shopping center; and, designated "gateway" streets.

- Inclusion of separate left and right turn lanes at certain intersections.
- Widen and signalize various off-site roads and intersections.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Responses 17.a–17.d

Same or Less Impact than Identified in the Certified EIR. The Paseo del Sol Specific Plan has been mostly built out and has adhered to the traffic and circulation mitigation measures outlined in the Certified EIR.

The Certified EIR analyzed PA-4 as planned for the development of 43.2 acres of medium density residential use at a land use density of 4.04 du/ac. In the subsequent Addenda the land use density increased to 4.4 du/ac which would allow for the development of up to 188 dwelling units.

For the proposed project, TTM 36483 proposes to decrease the land use density to 4.08 du/ac, which is consistent with the density range of 2–5 du/ac and adheres to the Specific Plan medium density land use designation. The project is proposing 168 dwelling units, which is less than the allowable development of 174 dwelling units from the last approved specific plan amendment. Thus, because the project as proposed has fewer units than the approved Certified EIR and subsequent Addenda, the project is relatively limited in scope and is decreasing intensity in relation to the previously approved project. Thus, this reduction in residential dwelling units would decrease the estimated vehicle trips per day; therefore, no new impacts are anticipated from the previous environmental documents, and no new mitigation measures are required.

XVIII. Tribal Cultural Resources

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES. Would the project:					
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:					
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The certified EIR and Addendum No. 4 did not have a Tribal Cultural Resources section.

Proposed Project Analysis

Response 18.a

On July 17, 2018, the City notified the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notification of projects within the City, pursuant to Public Resources Code Section 21080.3.1 (Appendix H). The letters included a description of the proposed project, a map depicting the project location, and contact information for the City. Recipients were requested to respond within 30 days of receipt of the letter if they wished to engage in government-to-government consultation. Five tribes were notified, including the Agua Caliente Band of Cahuilla Indians, Pechanga Band of Luiseño Indians, Rincon Band of Luiseño Indians, Soboba Band of Luiseño Indians, and the Torres Martinez Desert Cahuilla Indians.

Three responses were received. In an email response dated July 18, 2017, Soboba Band of Luiseño Indians declined consultation and deferred to the Pechanga Band of Luiseño Indians. In a letter dated July 25, 2018, the Pechanga Band of Luiseño Indians formally requested consultation. In a letter dated August 24, 2018, the Rincon Band of Luiseño Indians formally requested consultation.

The City conducted consultation with the Pechanga Band of Luiseño Indians and Rincon Band of Luiseño Indians in accordance with Assembly Bill (AB) 52.

The following information was provided by the Pechanga Band of Luiseño Indians. The project site and the surrounding area are situated within a culturally sensitive area. There is a complex of related sites and features having cultural value and meeting the definition of tribal cultural resources (Public Resources Code Section 21074). The sites and features surrounding the Paseo del Sol project consist of an *'Atáaxum* place name, *tóota yixélval* (rock art, pictographs, petroglyphs), human remains, sacred sites, and an extensive Luiseño artifact record in the vicinity of the project. The Pechanga Band of Luiseño Indians is currently assessing these components, their connectivity and interrelatedness as a potential Traditional Cultural Property. The Pechanga Band of Luiseño Indians understands that the project site was previously mass graded; however, the proposed project design has potential to impact native soils. A project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Public Resources Code Section 21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource (Public Resources Code Section 21084.3(a)). Because avoidance and preservation in place are preferences for treatment of tribal cultural resources, the Pechanga Band of Luiseño Indians prefers that any unanticipated finds discovered during ground-disturbing activities that cannot be avoided be relocated and preserved in perpetuity in a dedicated open space area within the project site, which will protect the tribal cultural resources and avoid materially impairing the physical resources. With the inclusion of the below mitigation measures, the project's impacts on tribal cultural resources will be less than significant. Through AB 52 consultation and upon reaching agreement with the Pechanga Band of Luiseño Indians, the City requires implementation of the following mitigation measures.

> **TCR-1:** The developer is required to enter into a Cultural Resources Treatment Agreement with the Pechanga Band of Luiseño Indians. The agreement shall be in place prior to issuance of a grading permit. To accomplish this, the applicant should contact the Pechanga Band of Luiseño Indians no less than 30 days and no more than 60 days prior to issuance of a grading permit. This Agreement will address the treatment and disposition of cultural resources, the designation, responsibilities, and participation of professional Pechanga Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on site. The Pechanga Tribal monitor's authority to stop and redirect grading will be exercised in consultation with the project's Qualified Archaeologist in order to evaluate the significance of any potential resources discovered on the property. Pechanga monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the limited authority to stop and redirect grading activities should an inadvertent cultural resource be identified.

TCR-2: In the event that Native American cultural resources are discovered during the course of grading (inadvertent discoveries), the following procedures shall be carried out for final disposition of the discoveries:

a) One or more of the following treatments, in order of preference, shall be employed with the Pechanga Band of Luiseño Indians. Evidence of such shall be provided to the City of Temecula Planning Department:

   i) Preservation-In-Place of the cultural resources, if feasible. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.

   ii) Reburial of the resources on the project property. The measures for reburial shall include, at a minimum measures and provisions to protect the future reburial area from any future impacts in perpetuity. Reburial shall not occur until all legally required cataloging and basic recordation have been completed, with an exception that sacred items, grave goods, Native American human remains and any items deemed sensitive by the Pechanga Band of Luiseño Indians are excluded. The reburial process shall be culturally appropriate. Listing of contents and location of the reburial shall be included in a confidential Phase IV monitoring report. The Phase IV monitoring report shall be filed with the City under a confidential cover and not subject to disclosure under the California Public Records Act.

      If preservation in place or reburial is not feasible then the resources shall be curated in a culturally appropriate manner at a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the City, the Developer and the consulting Tribes. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report

   iii) The landowner agrees to relinquish ownership of tribal cultural resources, including sacred items and grave goods, to the Pechanga Band of Luiseño Indians.

XIX. Utilities and Service Systems

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
19. UTILITIES. Would the project:					
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

A preliminary water and sewer report was prepared for the Certified EIR in 1987. Paseo del Sol site lies within the jurisdiction of the Rancho Villages Assessment District for major infrastructure improvements, RCWD for water services, and Eastern Municipal Water District for sewer services.

The Specific Plan lies within the RCWD 1305, 1380, and 1485 pressure zone systems, with the majority of the site lying within the 1380 pressure zone system. According to the Certified EIR, the Specific Plan site lies within the jurisdiction of the RCWD for water service, as noted previously. Water supply and storage requirements were calculated using RCWD's criteria. Based on an average day demand (ADD) factor of 1 gallon per minute/dwelling unit and a peaking factor of two times the ADD, the maximum day demand (MDD) for the specific plan will be approximately 25 cubic feet per second. RCWD's criteria for above ground reservoir storage is not clearly established at this time due to the abundant ground water supplies which underlie its service area. For purposes of the Certified report, it has been assumed that 25 percent of the MDD will be sufficient to meet normal fluctuations in demand as well as fireflow storage. Therefore, for the Specific Plan project, the required storage is approximately 4 million gallons. The RCWD currently has an abundant water supply from the underlying groundwater basins within its service area. In addition, the RCWD currently has interconnections with the existing MWD pipelines which cross

its service area and can be utilized to supplement groundwater supplies. The majority of this capacity will be required in the 1380 system.

Sewage from the Paseo del Sol Specific Plan would be treated at the Eastern Municipal Water District's Rancho California Regional Water Reclamation Facility. Reservoir storage will be provided from existing reservoirs. It has been estimated that approximately 4 million gallons of reservoir storage will be required to serve the entire Paseo del Sol site.

It was estimated that 100 gallons of sewage per person per day would be generated by the project, which is approximately 1,453,771 million gallons per day for the entire the Paseo del Sol Specific Plan.

Mitigation measures contained within the Certified EIR and subsequent Addenda required to alleviate impacts from the Paseo del Sol Specific Plan are as follows:

- **USS-1:** Health and Safety Code Section 17921.3 requires low-flush toilets and urinals in all buildings.
- **USS-2:** Title 20, California Administrative Code Section 1606(b) establishes efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, etc.
- **USS-3:** Title 20 of the CAD Sections prohibits the sale of fixtures that do not comply with regulation.
- **USS-4:** Title 24 CAD 2-5307(b) prohibits the installation of fixtures unless the manufacturer has certified to the CEC compliance with flow rate standards.
- **USS-5:** Title 24 CAD Sections 2-5352(i) and (j) address pipe insulation requirements, which can reduce water used before hot water reaches equipment or fixtures.
- **USS-6:** Health and Safety Code Section 4047 prohibits installation of residential water softening or conditioning appliances unless certain conditions are satisfied.
- **USS-7:** Government Code Section 7800 specifies that lavatories in all public facilities be equipped with self-closing faucets that limit the flow of hot water.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Decreased*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Responses 19.a–19.e

Same or Less Impact than Identified in the Certified EIR. The Paseo del Sol Specific Plan has been mostly built out and has adhered to the utilities and service systems mitigation measures outlined in EIR.

The Certified EIR analyzed PA-4 as planned for the development of 43.2 acres of medium density residential use at a land use density of 4.04 du/ac. In the subsequent Addenda the land use density increased to 4.4 du/ac which would allow for the development of up to 188 dwelling units.

For the proposed project, TTM 36483 proposes to decrease the land use density to 4.08 du/ac, which is consistent with the density range of 2–5 du/ac and adheres to the Specific Plan medium

density land use designation. The project is proposing 168 dwelling units, which is less than the allowable development of 174 dwelling units from the last approved specific plan amendment. Thus, because the project as proposed has fewer units than the approved Certified EIR and subsequent Addenda, the project is relatively limited in scope and is decreasing intensity in relation to the previously approved project. Thus, this reduces the estimated population of PA-4 from 600 residents to 535 residents. The project would have an approximate decrease in sewage of 6,500 gallons of sewage per day, and therefore, would reduce project impacts and require no new mitigation measures. Because the project would increase the population and use of public services and systems; but is consistent with the planning document that have been prepared for the Specific Plan, specifically the project site, the public services and systems would have adequate capacity for to accommodate the project development.

XX. Wildfire

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
20. Wildfire. Would the project:					
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

This topic was not identified as an area of concern within the Notice of Preparation and is therefore not addressed in the Certified EIR No. 235 or subsequent Addenda.

- *Change in Project Impact from Certified EIR and EIR Addendum No. 4: Unchanged*
- *Additional Mitigation Measures Required: No*

Proposed Project Analysis

Responses 20.a–20.d

Less-than-Significant Impact. As mentioned under response 9.g, above, the risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents), and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area to mass ratio and require more heat to reach the ignition point.

The California Department of Forestry has designated the western edge of the City as an LRA, which is within the very high fire hazard severity zone; however, this rating does not extend into the project site. Because the project site is not located within a designated wildfire hazard area, this is a less-than-significant impact and no mitigation is required.

XXI. Mandatory Findings of Significance

	Potentially Significant Impact Not Identified in the Certified EIR	Less than Significant with Mitigation Incorporated	Same or less Impact than Identified in the Certified EIR	Less-than-Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE.					
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐	☐
b. Does the project have impacts which are individually limited, but cumulatively considerable?("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	☐	☐	☒	☐	☐
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐	☐

1988 Paseo del Sol Specific Plan EIR and Addendum No. 4 Findings

The certified EIR and EIR Addendum No. 4 identified significant and unavoidable impacts (following mitigation) to Fire, Sheriff and Schools. The remainder of the environmental topical areas discussed in the certified EIR and Addendum No. 4 were identified as less than significant. As a result, none of the changes in the proposed project resulted in a change in the previously documented impacts and no additional mitigation measures are required.

Proposed Project Analysis

Response 21.a

Less than Significant with Mitigation. This IS includes an analysis of the project impacts associated with aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation and traffic, tribal cultural resources, and utilities and service systems. The analysis covers a broad spectrum of topics relative to the potential for the project to have environmental impacts. This includes the potential for the project to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. It was found that the project would have either no impact, a less-than-significant impact, or a less-than-significant impact with the

implementation of mitigation measures. For the reasons presented throughout this IS, the project would not substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. With the implementation of mitigation measures presented in this IS, the project would have a less-than-significant impact relative to this topic.

Response 21.b

Same or Less Impact than Identified in the Certified EIR. This IS includes an analysis of the project impacts associated with aesthetics, agricultural and forest resources, air quality, biological resources, cultural resources, geology and soils, GHG emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, tribal cultural resources, and utilities and service systems. The analysis covers a broad spectrum of topics relative to the potential for the project to have environmental impacts. It was found that the project would have either no impact, a less-than-significant impact, or a less-than-significant impact with the implementation of mitigation measures. These mitigation measures would also function to reduce the project's contribution to cumulative impacts.

The project would increase the population and use of public services and systems; however, because project is consistent with the planning document that have been prepared for the Specific Plan, specifically the project site, it was found that there is adequate capacity for public services facilities and systems to accommodate the project. There are no significant cumulative or cumulatively considerable effects that are identified associated with the project after the implementation of all mitigation measures presented in this IS. With the implementation of all mitigation measures presented in this IS, the project would have a less-than-significant impact.

Response 21.c

Same or Less Impact than Identified in the Certified EIR. The construction phase could affect surrounding neighbors through increased air emissions, noise, and traffic; however, the construction effects are temporary and are not substantial. The operational phase could also affect surrounding neighbors through increased noise and traffic; however, mitigation measures have been incorporated into the project that would reduce the impacts to a less-than-significant level. The project would not cause substantial adverse effects on human beings. With the implementation of all mitigation measures presented in this IS, the project would have a less-than-significant impact relative to this topic.